

**THE LAKES COMMUNITY ASSOCIATION**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**September 25, 2024**

**CALL TO ORDER:** Secretary Dena Berg the September 25, 2024, Regular Meeting of the Board of Directors to order at 7:02 pm.

**BOARD MEMBERS PRESENT:** Secretary Dena Berg, Treasurer Brian De La Torre, Directors Andrew Campbell, Caige Nichols, Nat Hoffman, Robert Garcia

**BOARD MEMBERS ABSENT:** President Mike Sotak, Vice-President Roz Lloyd, and Director Markus Alleyne

**Motion #1: Motion to approve the agenda.**

Motion by Director Nat Hoffman

Seconded by Director Robert Garcia

**Motion Passed.**

**Motion #2: Motion to approve the Minutes of August 28, 2024, Regular Meeting of the Board of Directors.**

Motion by Director Robert Garcia

Seconded by Treasurer Brian De La Torre

**Motion Passed.**

**PRESIDENT'S REPORT:** None.

**TREASURER REPORT:**

Treasurer Brian De La Torre reviewed the detailed balance sheet for July 2024. All homeowners are invited to the Budget and Board Workshop meeting on November 12<sup>th</sup> at 7:00 pm.

**COMMUNITY MANAGER'S REPORT:**

Community Manager Christine Baldanza, the manhole covers are done at the Rapids. The City of Tempe will do a survey and once that is approved and done then the electrical will get started and then we can put pumps back in. The front entrance has taken a long time, and we will be meeting as a committee on what we will do to about the sign because it is very far to the left and should have been more center. Once the committee have decided where the sign goes then we can start on the landscaping. The Lake is very healthy, and we have not had golden algae. I will be going out and cataloging every boat and kayak on the Lake, we have a lot of boats that are not in the best condition. Then Boating & Fishing will take a look at the catalog, and we will put out to the homeowners to take care of their boats and if they don't want them to take them out of the Lake. We will be stricter this year with the boat stickers this year. They will be a different color sticker this year to be easier to see. The Korean restaurant has been having a problem with the parking lot. They were under the impression that the parking lot was all theirs, but Peir 54 has been using the parking lot as well for years. They can't open without allotted 94 spots for their restaurant. So, there is an issue between the two restaurants disagreeing with the parking situation. The backside parking is designated for Peir 54 so I will keep trying to meet with them to come to some kind of agreement. Architectural rules have been updated and revised.

**COMMITTEE REPORTS:**

**Activity Committee**

Halloween Lighted Bike Parade on Saturday, October 19<sup>th</sup> come dressed up and decorate your bike.  
Boots and Buckles on Saturday, November 9<sup>th</sup> with a live band and BBQ for adults only. Concert in the Park Rolling Stone Cover Band on November 17<sup>th</sup>. Wine & Cheese event was very successful, and we will have another one in February.

**Denise Rentschler**

### **Architectural Committee**

**Nat Hoffman**

Architectural applications for September were for painting, landscaping, fence, balcony, and gazebo. Personally had to learn the hard way that you need to submit a proper application and communicate through the design. I had to take down my fence because I submitted my application while we were putting it up. It wasn't good and Christine received a lot of complaints. I went through the process correctly and it's a lot easier when you do that.

### **Budget & Finance**

**Scott Leffler**

We will have a meeting regarding the Budget for next year on November 12<sup>th</sup> its open to anyone who would like to come.

### **Fishing & Boating Committee**

**Clark Fisher**

Working on the rules and purchasing more fish soon.

### **Lakes Women's Club**

**Betty McCarney**

Garage sale is coming November 2<sup>nd</sup>. Women's Club meets every month. We will be putting together backpacks and putting items inside them that are going to go to kids that are misplaced. If some would like to donate some items.

**MEMBER COMMENTS:** Member would like to ask to update the inside of the Clubhouse and to put funds into the Reserves for it. It is currently under discussion with the budget committee. There are many items that need to be repaired before we are maybe able to put the funds into the remodeling of the Clubhouse.

**OPEN BOARD DISCUSSION:** None.

**OLD BUSINESS:** None.

### **NEW BUSINESS:**

**Motion #2024-008: Recommend the maturing Western States Bank CD for \$254,234 be liquidated and moved into the Alerus Reserve Bank Account.**

Motion by Treasurer Brian De La Torre

Seconded by Director Nat Hoffman

*Community: None.*

*Board Discussion: None.*

**Motion Passed.**

**Announcements and Adjournment:** With constant monitoring of the budget and reserves it is really important for the committee to stay on top of the finances because as people go to buy homes and the budget for the reserves with HOA those homes can fall out of contract and our homes lose value. Staying on top of the budget and reserves is good for the value of their homes. Our homes are going for top dollar right now and we don't want to lose that.

**Motion to adjourn.**

Motion by Treasurer Brian De La Torre

Seconded by Director Robert Garcia

**Motion Passed.**

**Meeting adjourned at 8:06 pm.**