

**Unapproved Minutes January 18, 2018
Los Lagos II Homeowners Association No. 1
Regular Meeting of the Board of Directors**

Directors Present: Jack Batten--President, Connie Vergine—Secretary, Dale Edington—Treasurer, and Wayne Jones—Architectural Committee Chair.

Directors Absent: Kathy Yager—Vice President.

Also Present: Dan Morrow --Manager

Owners/Visitors Present: Carla Woolington (23-C), Kathy Chaffee (63-D), JoAnn Saculla (67-C), Howard Reed (27-B), Charlene Young (58-C), Marilyn and John Slezak (48-C), Gloria Schmid (69-B), Ruth Miller (55-A), Lois Batten (67-D), Gerry and Betty Hauber (60-C), Larry and Joanne Bartnik (56-C), Joanne Seip (69-B), Judy Jones (49-B), Jim Luchsinger/Joan Hinkebein (75-A), Jack and Connie Iversen (24-A), Mary Abbamonte ((25-B), Diane Bakker ((50-B), Ann Archer (63-A), Shelly Scanlan (30-C), Arlene and John Anderson (70-A), Jane Jackson (34-A), Joan Gribben (45-A), Ardis Peitz (40-A), Rosie Weston ((48-A), Charlene Lawrence (34-D), Ardith Richards (64-A), Anne and Bruce Knowles (40-C), Ann and Roger Will (H-6), and Nick Crawford (67-B).

1. CALL TO ORDER: The meeting was called to order at 7:00 P.M. by President Jack Batten who welcomed all in attendance.

2. INTRODUCTION OF NEW OWNERS: New Owner Shelly Scanlan from Circle One introduced herself.

3. REVIEW MINUTES OF THE DECEMBER 7 MEETING: All Board Members have reviewed the December 7 Minutes. A motion was made by Dale and seconded by Wayne to approve the Minutes of the last meeting. Motion carried.

4. REVIEW NOVEMBER FINANCIALS—TREASURERS REPORT: The year to date financials were reviewed. Due to roofing completed as expected, we are under budget by about \$42,000.00. We have sold and closed on 26 Units in 2017. The insurance assessment is less than last year. The past receivables are under \$6,000, and we are working with the 6 individuals in arrears. The year-end statements have been sent to you. Connie motioned and Wayne seconded the motion to approve the financials for the December 2017. Motion carried.

5. MAINTENANCE MANAGER’S REPORT: Dan Morrow reported on work completed during the past month which included building new lobster cages for the irrigation system, fertilizing the grass, rocking areas and general maintenance. He announced the addition of a used truck which was recently purchased to replace the old one.

6. COMMITTEE REPORTS:

A. Architectural Committee: Wayne reviewed the current architectural requests. A motion was made by Connie and seconded by Dale, to approve all of the current requests. Motion carried. See report below:

Item	Unit/Owner	Request	Approved	Status
1	65-C-- Quill	Install indoor/outdoor carpet on patio, Install Dish Network	Approved 3/17	Completed
2	67-B-- Vergine	Patio modification	Approved 4/17	Pending

3	75-A-- Luchsinger	New slider door and windows	Approved 4/17	Completed
4	45-C -- Holbert	Replace slider door and windows/sunscreen	Approved 4/17	Completed
5	78-B -- Pressley	Patio modifications—tile, paint and repair stucco walls on outside patio walls	Approved 10/17	Completed
6	48-A-- Weston	Replace existing wrought iron fence and gates	Approved 11/17	Completed
7	64-A--Richards	Replace patio door—River Valley	Approved 11/17	Completed
8	72=A—Cahalane	Walkway through rocks coming off street	Approved 12/17	Completed
9	64-A--Richards	Install motion light for safety	Approved 12/17	Completed
10	75-A—Hinkebein/Luchsinger	Change window in master bedroom into a door	Approved 12/17	Completed
11	55-A--Miller	Rocking	Approved 12/17	Completed
12	45-A--Gribben	Rocking	Approved 12/17	Completed
13	48-C--Slezak	Rocking	Approved 12/17	Completed
14	23-B--Hammond	Install security door	Approved 12/17	Completed
15	68-A—Woolington	Windows and Doors	Approved 12/17	Completed
16	75-A—Hinkebein/Luchsinger	Remove oleanders, cap off bubblers and replace gravel with pavers	Approved 1/18	
17	H6—Will	Replace 3 windows and 2 doors	Approved 1/18	
18	H6—Will	Install solar tube in ceiling	Approved 1/18	
19	50-B—Bakker	Install new storm door	Approved 1/18	
20	34-A—Jackson	Replace front outside screen door (white)	Approved 1/18	

B. Tenant Registration: Dale reported that she will be taking over this position for Kathy Yager. Both Kathy and the Circle Captains are doing a great job on registrations, as well as updating information on Owner contact information sheet. The new sheets will include emergency numbers along with updating contact information.

C. CC&Rs Committee: Connie Vergine reported on the current status of the CCRs. Meetings were held with Owners this fall. The final version of the draft will be sent to the Attorney in January, and ballots prepared for Owner approval. It is anticipated to have the ballots distributed no later than the middle of March. Circle Captains will be asked to help hand deliver ballots to Owners who are here, and

mail the remainder to those who are not here. Volunteers are needed to help with the Rules once the CCRs have been finalized. Connie thanked JoAnne Seip for her help with the final draft which contained Owner input. Jack explained that we are trying to simplify the CCRs. Many of the changes are legal to bring us into compliance with Arizona statute and language changes that are more up to date and commonly in this type of document.

D. Social Committee: Judy Jones reported on the upcoming Beer and Brats Social and Silent Auction on January 24th. They are taking orders for shirts and hats. A St Patrick's Day party is planned in Circle 6, and will include a band. The cost is \$10.00 per person. She announced that the next Saturday coffee will be held on Feb 3rd, and that the Wednesday potlucks will be a little different this year with more variety. The activities are posted on the Circle Boards.

E. Recreational Area Committee: Rosie Weston and Ann Will reported that a new fence recently installed needed additional reinforcement, new garbage cans were donated by Rosie and Al recently, and a dinking tournament was approved and will be held on February 25th. The tournament has several players already signed up, and is fund raising event.

F. Landscaping Committee: Ardith Richards reported that her committee met with the Board in December, and informed them of their decision to focus their work to Vista Del Sol, Montana Vista, and the Island. They will no longer be working in the Circles. Owners that have landscaping requests need to talk to Dan and have that relayed to PJ's. Architectural requests for removing or adding plants should to be given to Wayne and approved by the Board, as they are considered Common Area.

G. Historian: no report.

7. OLD BUSINESS:

A. Update of roofing and fascia project: Jack Batten reported on new roofing. A meeting with Brian of Mohave roofing was postponed temporarily. Eleven roofs have been completed. The quality of the roofs is improving, especially the metal portion. A supervisor was recently fired due to an accident. The next buildings to be completed, by priority, are buildings: 52, 39, 65, 67, and 62.

B. Request for Candidates for the Board: Dale reported that no one has turned in an intent to run for the open Board positions. The Board would like to mentor anyone who might be interested in learning more about serving as a Board member. She thanked John and Marilyn Slezak, Carla Woolington and Noreen Bartram for their help in preparing the voter ballots, and the Circle Captains who helped distribute the ballots. Jack also recognized and praised Kathy Yager for her dedication and years of working on the Board.

C. Landscaping: Jack announced that many of PJs helpers are ill with flu. Complaints have been received about some of their work recently. Jack plans to sit down with PJ's soon to review our expectations and the services they provide.

D. Insurance: Dale reviewed previously in the financial report.

8. NEW BUSINESS:

B. New work truck for Dan and Tony: As was previously mentioned in Dan's report, Maintenance has a new truck. It is a 1993, with 131,000 miles, but will be more dependable and suitable for their work.

A. LRP/Strategic Planning: A LRP committee is being formed-in order to establish our future goals for the needs of our complex. Our infrastructure is old, and we need to address many factors: walkways, painting, rocking, performance problems with the pool, irrigation upgrading, and TV cabling or types of reception we can get. We are investigating the possibility of a large dish to service the entire complex. We are also establishing criteria for the: Common Area landscaping, buildings, maintenance of roads and roofs, Recreation area, water conservation, tennis court, and a Management Company vs. a volunteer Board. We need an emergency water and irrigation plan if there is a declared water shortage in our area.

These are all part of what needs to be considered in a long range plan which will make budgeting much simpler.

C. Property Lien /Attorney handling: No report.

D. Boats: Jack reported that a recent survey was done of watercraft vessels in the complex with 6 boats that did not comply with current restrictions regarding fitting into the allowed space. Many did not have cones. Two boats are definitely too large for the space, and we will be sending letters to that fact.

9. COMMUNICATION: Jack commented on the future need to streamline the way we handle complaints. One issue that we've had is that young boys are riding their bicycles into our complex on their bikes. Jack personally visited with the parents regarding this, explaining the issue and potential harm it could cause.

A. Communications received: 48A—Request for Annual Pickle ball/Dinking Tournament; 47-D—sidewalk replacement, tripping hazard; 61-C—damage to air conditioner due to roofing; 45-A-- notification of large boat in 39C airport; 60-C-- two issues for Board to address: replacement of damaged cement and bicycle action behind Circle 5; 26-B—two issues of concern: using others carports, and rules posted for Rec Areas, 28-D—request for repairs.
All items have been addressed in Exec session.

B. Warnings/Violations: 78-C—Fine for failure to pick up after dog.

10. HOMEOWNER INPUT: An Owner wanted to know the status of tree removal. Wayne responded that tree removal is being addressed. Volunteers were thanked who recently helped in the removal of a tree stump in Circle 3. A comment was made regarding the dog poop fine that the stricter enforcement was appreciated. Picking up after your dog is a city code as well as one of Los Lagos Rules.

11. ADJOURNMENT: The next meeting is the Annual meeting to be held on **February 15th, 2018** at the Aquatic Center. The regular meeting in March will be held on **March 15**. With no further business the meeting was adjourned at 7:53 P.M.

Respectfully submitted,
Connie Vergine, Secretary
Los Lagos Vistas II