

**Minutes March 15, 2018**  
**Los Lagos II Homeowners Association No. 1**  
**Regular Meeting of the Board of Directors**

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

**Directors Absent:** none

**Also Present:** Dan Morrow --Manager

**Owners/Visitors Present:** Rosie Weston (48-A), Bonnie Graham (53-A), Bette and Gerry Hauber (60-C), Carol Cahalane (72-A), Joanne Mill (52-A), Ardith Richards (64-A), JoAnn Saculla (67-C), Carla Woolington (23-C), Bill and Andria Klootwyk (63-C), Andy and Arlene Anderson (70-A), Diane Bakker (50-B), Joanne Seip (69-B), Janet Gissendanner (26-B), Gloria Schmid (61-C), Lois Batten (67-D), Mary Jo and Ron Mohr (32-B), Mary Abbamonte(25-B), Jack Wilhelmi (65-A), Steve and Trudy Maloof (33-D), and Nick Crawford (67-B, guest).

**1. CALL TO ORDER:** The meeting was called to order at 6:58 P.M. by President Jack Batten who welcomed all in attendance.

**2. INTRODUCTION OF NEW OWNERS:** Steve and Trudy Maloof were introduced as new Owners in Circle 2, from Manson WA.

**3. REVIEW MINUTES OF THE JANUARY 18, MEETING:** All Board Members have reviewed the January Minutes. A motion was made by Wayne and seconded by Dale to approve the Minutes of the last meeting. Motion carried.

**4. REVIEW NOVEMBER FINANCIALS--TREASURERS REPORT:** The year to date financials were reviewed. We are in good standing with the roofing allotment and other areas. We under budget for new roofing, as well as water consumption. The past due receivables are about \$5,000.00. Connie motioned and Wayne seconded a motion to approve the financial report for January and February 2017. Motion carried.

**5. MAINTENANCE MANAGER'S REPORT:** Dan Morrow reported on work completed during the past month which included continuing to build new lobster cages for the irrigation system, patching some areas of stucco needing attention, a new tiered wall in Circle 3, rocking and general maintenance. The next area for rocking will be in the back of Circle 1 near buildings #27 and #28.

**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	67-B-- Vergine	Patio Modification	Approved 4/17	Archived
2	75-A--Hinkebein/Luchsinger	Remove oleanders, cap off bubblers and replace gravel with paver	Approved 1/18	Completed
3	H-6 --Will	Replace 3 windows and 2 doors	Approved 1/18	Pending

4	H-6—Will	Install solar tube in ceiling	Approved 1/18	Pending
5	50B—Bakker	Install new storm door	Approved 1/18	Pending
6	34A—Jackson	Replace front outside screen door (white)	Approved 1/18	Completed
7	76-D—Knoll	Replace 3 windows and 1 door		
8.	57-B--Ziska	Remove existing wood fence around patio, remove outdoor carpet, and replace outdoor light fixtures		
9	61-A-- Raap	Replace entrance door and screen		
10	34-A-- Jackson	Paint inside of patio area		
11	31-C-- Slinder/Kathan	Replace front door		
12	39-B—Benscoter	Remove orange and lemon trees and replace with desert plants		
13	62-A—Wigham	Replace front door		
14	73-B—Goins	Remodel patio		

**B. Tenant Registration:** Kathy reported that there is an updated tenant registration form that will be given to tenants by the Circle Captains. She also announced new Circle Captains: Betty Hauber and Joanne Bartnik in Circle 5; Carolyn Rumann and Elaine Nelson in Circle 7. All Circle Captains will be given copies of the updated registration forms as well as a clean updated copy of all residents currently in their Circles.

**C. Social Committee:** Betty Hauber gave the social report for Judy Jones. She reported on upcoming socials: the St. Patrick's Day party to be held in Circle 6; a farewell social March 28<sup>th</sup> ending the potlucks for the year; Easter dinner on April 1 at the pool; and the last Saturday coffee to be held April 7 with breakfast donated by Pete Gribben and Duaine Richards and Bloody Marys donated by Jack Wilhelmi and Wayne Jones. She forwarded Judy's thanks to all the committee members who have donated so much of their time and energies this year.

**D. Recreational Area Committee:** Rosie Weston thanked the Board for the improvements made recently to the Rec area, and the removal of the large pine trees. The dinking tournament was very successful with several participants and volunteers. The pool area is looking great. The Rec committee met recently to brainstorm ideas they wish to propose for next fall.

**E. Landscaping Committee:** Ardith Richards reported that her committee had a work party on February 26 with 28 volunteers. They trimmed along Montana Vista, the Island and Vista Del Sol. There may be one last work party in late March to finish the Island. She thanked all the volunteers for their help during this past year.

## **7. OLD BUSINESS:**

**A. Update: CCR's and handling of ballots:** Connie reported on the status of the CCR's committee. Ballots were distributed by the Circle Captains to residing Owners, and the remainder have been mailed. She thanked those ladies who helped prepare the ballots for mailing; Marilyn and John Slezak for imprinting the seal; and the Circle Captains for hand delivering them. A few questions were addressed from the floor. Our attorney recommended a one vote ballot vs voting Article by Article. Most HOA's present the changes in one vote, as it is the simplest way to address numerous changes. The ballots 10 years ago did not have as many HOA language or legal changes. The current ballots were prepared according to the attorney recommendations along with how the balloting and collection was accomplished. Any Owners with questions please leave a message on the Los Lagos phone number or website address, given in the cover letter you received, and a Board member will contact you. The red line version of the document is also on the Los Lagos website. The law office that represents us deals only with HOAs. Jack recognized all the individuals who have worked on the document since its inception.

**B. Update: Roofing/Fascia project:** Jack discussed the roofing status. Our goal was to complete 14 new roofs in 2018. To date, 3 have been completed. We are still dealing with some limitations, the biggest which is a lack of skilled labor as well as adhering to our budget limitations. The current plan is to complete a little over 1 roof per month. The next buildings to be done are buildings #55, #63, #67 and #62. We've had a few issues regarding construction noise but are working with Mohave roofing to minimize some of those complaints.

**C. Update: Pima Wash:** Correcting the severe problem of ground erosion along the Pima Wash is one aspect of our LRP that has been identified as a top priority. The steering committee has been working with the city to research and outline ways of correcting the erosion issue. Jack Iversen contacted the city to find a party responsible for the Pima Wash. We are currently working with the city to obtain approval of a plan to correct the erosion which may be costly and time consuming but must be addressed. It was not identified in our 2018 budget, but we have no choice but to proceed. Those individuals on the steering committee are Jack Iversen, Jack Wilhelmi, Joann Saculla and Dale Edington. Jack presented copies of the complete Long-Range Plan to those Members present at the meeting. We will be asking for volunteers from within our complex to help us with various aspects of our Long-Range Plan.

**D. Update: Landscaping:** Jack discussed his concerns with specs in bidding out various aspects of our landscaping costs and needs. We pay PJ's \$5,300.00 per month. Dan has outlined those services which include grass cutting, trimming, pruning, weed eating, as well as palm tree trimming and the use of P.J.'s equipment. Using the boom truck allows our Maintenance to complete work such as second story repairs and changing security lights. We have 450 shrubs and bushes. We need a program in place to plan for maintaining and constantly replacing plants and trees, which is another part of our LRP.

## **8. NEW BUSINESS:**

**A. Painting by Owners of exterior walls around patio area:** The issue of Owners painting their patio walls was discussed in Executive session. Some Owners have been painting their patio walls (particularly if a new wall has been installed). Currently, only patio walls may be painted. This MUST have an Architectural request and Approval to be done. Dan can give Owners the correct color to use and where to obtain the paint. Power washing is not allowed. Our Long-Range Plan includes painting all the exterior walls of every building in the next 5 years or so. Owners wanting to paint existing patio walls still need an Architectural request, and in painting it, become responsible for the future care of that wall. At some point, all the buildings will be power washed and painted by professional painters.

**B. Revised procedure for Past Due Payments:** Dale reviewed the new fine policy which was updated recently in Executive Session. Dale read the new fine policy which includes the amounts of fines, and when they will be imposed. The policy includes when Owners (or their renters) will lose the use of their Rec keys and voting rights, along with when 14-day lien notices can be imposed. The new fine policy is available for Owners to read on our Website. A motion to accept the new fine policy was made by Jack and seconded by Kathy. Motion carried. This change will be in effect at the date of this meeting and not applied retroactively.

**C. Windscreen request from Rec committee:** The Rec Committee recently requested that windscreens be purchased for the new fencing at the tennis courts. The cost of the screens has gone up since the request was submitted and the Committee is asking if the Board will share in half of the cost of this increase. A motion was made by Connie and seconded by Dale to accept this request to pay for half of the increase. Motion carried.

**9. COMMUNICATIONS:**

**A. Communications received:** 58A—damage to laundry room door knob and dry wall on 58D, TH4 --Drone issue, 23A—request to create FB group called Los Lagos Vistas (\*\*page already in existence), 26B—request to use pool and rec area for Master Gardener luncheon on March 21, 49C—request to get bench for memorial , 36B—Thank you for replacing “Los Lagos Vistas” entrance signs, and 52A—Thanks to Dan and Tony.

**B. Warnings/Violations:** Owners who are 60 days late on fees have been sent letters to have their accounts up-to-date by March 4 or all rights to pool and rec facilities will be suspended.

**10. HOMEOWNER INPUT:**

**Policies:** A question was asked regarding the fine policy. Policies and Rules can be changed by the Board and approved at meetings. Rules and policies along with other pertinent information is available on the website.

**Recycling:** A question was asked about recycling. Some Owners are taking their recyclables down to the townhome area for recycling. Connie asked for a volunteer to research whether the city has this service available in our complex. Dale commented on the history of availability and cost of recycling.

**11. ADJOURNMENT:** The next regular meeting will be held on **April 12, 2018** at the Aquatic Center. With no further business the meeting was adjourned at 8:03 P.M.

Respectfully submitted,  
Connie Vergine, Secretary  
Los Lagos Vistas II