

Minutes April 12, 2018
Los Lagos II Homeowners Association No. 1
Regular Meeting of the Board of Directors

Directors Present: Kathy Yager—Vice-President, Connie Vergine—Secretary, and Wayne Jones—Architectural Committee Chair.

Directors Absent: Jack Batten—President, and Dale Edington—Treasurer.

Also Present: Dan Morrow --Manager

Owners/Visitors Present: Jane Jackson (34-A), Mary Jo and Ron Mohr (32-B), Carol Rumann (77-C), Kathy Chaffee (63-D), Bette and Gerry Hauber (60-C), Jack and Connie Iversen (24-A), Jo Saculla (67-C), Jan Sabraski (64-B), Jack Wilhelmi (65-A), Judy Finck (67-A), Ron Gray (27-C), and Nick Crawford (guest 67-B).

1. CALL TO ORDER: The meeting was called to order at 7:01 P.M. by Vice-President Kathy Yager who welcomed all in attendance.

2. INTRODUCTION OF NEW OWNERS: There were no new Owners present.

3. REVIEW MINUTES OF THE MARCH 19, MEETING: All Board Members have reviewed the March Minutes. A motion was made by Wayne and seconded by Connie to approve the Minutes of the last meeting. Motion carried.

4. REVIEW MARCH FINANCIALS—TREASURERS REPORT: Kathy gave the report for Dale in her absence. The financials are in line with expectations. Roofing is on schedule budget wise. Legal fees are over budget due to the legal fees involved with the CCRs as well as a lien that was filed. We will be reimbursed \$660.00 for the lien costs from the sale of the condo. The Board just received the March past due receivables report. Monthly Assessment payments are due on the 10th of the month. There were 20 Owners who were past due on that report (only one of those consistently pays late). The Board will be working with Owners who pay late, to make sure they are aware of the amended updated fine policy which was passed at the March Board meeting and became effective April 1, 2018. There will be an article regarding the new fine policy in the June Newsletter, and it has been posted online on our Website. Connie commented that while the majority of Owners pay on time, there are some who remain chronically late. Marcy has been worked diligently with success to clear up chronic late payers with a high balance owed. We will concentrate efforts to guarantee that all Assessments are received in a timely manner. The Board and Marcy will work with those who have a financial hardship, or are on a fixed income, but do pay regularly each month, but may be late due to when their income is received.

5. MAINTENANCE MANAGER'S REPORT: Dan Morrow reported on work completed during the past month. He reported that watering times have been increased to twice daily, and fertilizing will be done soon. The pool will be closed in about 2 weeks for 3-4 days for the semi-annual exchange of the water and clean the pool. They have started on a rocking project near Circle 1 behind buildings #28 and #29 which will be ongoing over the summer. There are a few additional smaller rocking projects that will also be done.

6. COMMITTEE REPORTS:

A. Architectural Committee: Wayne reviewed the current architectural requests. A motion was made by Connie and seconded by Wayne, to approve all of the current requests except for the paver sidewalk from 45-C. Motion carried. See report below:

Item	Unit/Owner	Request	Approved	Status
1	67-B-- Vergine	Patio Modification	Approved 4/17	Archived
2	H-6 --Will	Replace 3 windows and 2 doors	Approved 1/18	Completed
3	H-6—Will	Install solar tube in ceiling	Approved 1/18	Completed
4	76-D—Knoll	Replace 3 windows and 1 door	Approved 3/18	Completed
5	57-B--Ziska	Remove existing wood fence around patio, remove outdoor carpet, and replace outdoor light fixtures	Approved 3/18	Completed
6	61-A-- Raap	Replace entrance door and screen	Approved 3/18	Completed
7	34-A-- Jackson	Paint inside of patio area	Approved 3/18	Pending
8	31-C-- Slinder/Kathan	Replace front door	Approved 3/18	Completed
9	39-B—Benscoter	Remove orange and lemon trees and replace with desert plants	Approved 3/18	Completed
10	62-A—Wigham	Replace front door	Approved 3/18	Completed
11	73-B—Goins	Remodel patio	Approved 3/18	Pending
12	45-C--Holbert	Install 6' X 6' Sunshade, Install paver sidewalk to street		
13	46-C--Hertz	Replace windows and remove sliding patio door. Install 3' X 6' Tuscany 8170T white Milgard energy efficient windows		
14	63-D--Chaffee	Replace storm door		

B. Tenant Registration: Kathy stated that she had nothing to report.

C. Social Committee: Wayne gave a brief report for Judy, saying that Judy extended a warm thank you to all the ladies who volunteered this season, and to the husbands who didn't realize they also volunteered as a result. It was a successful and fun year!

D. Recreational Area Committee: No report.

E. Landscaping Committee: Judy Finck reported for Ardith Richards. Small red rock was recently placed around some of the plants on Montana Vista. The rest of the rocking will be done in the fall. Thank you to Al Weston, Dave Sabraski and John Holbert for helping with this. Ardith also wanted to report that the Circle entrance signs need to be stained and oiled. She asked if there was a volunteer who would do this. Seeing none, the task was assigned to Maintenance.

7. OLD BUSINESS:

A. Update: CC&R's and Ballots: Connie reported that the ballots have been coming in steadily. We currently have received about 2/3 of our goal to achieve approval of the CCR's. She encouraged those who have not sent them in to do so. Owners who have not sent in their ballots will receive a follow up correspondence to confirm that their un-returned ballot is indeed a no vote, or simply overlooked. Ballots may be collected until we have reached the required 67% approval.

B. Update: Roofing/Fascia project: (Kathy gave this report for Jack Batten.) In 2017 we completed 10 buildings. In 2018, we have completed 4 more, with one in the works. The schedule for 2018 is to complete a total of 14 buildings, with 10 to be completed by the end of June. There will be no work done in July and August due to the heat. After September, approximately one building per month will be completed, or as allowed by our budget. Currently #63 is near completion, and after that the next buildings in line are: #62, #67, #56, and #40. Dan explained that the workers move from one Circle to another so as not to cause so much disruption for an extended period of time. Connie noted that those Owners in buildings to be completed now through June will be notified, in case they are not here and need to move vehicles or boats stored in their carports.

C. Update: Pima Wash: Jack Iversen reported on the Pima Wash project, which was listed as a high priority on the Long-Range Plan. Jack and Jack Wilhelmi have been working very closely with the city to resolve the erosion issue along the Pima Wash near building #41. The building slab is dangerously close to the edge of the Wash. The problem was identified about 20 years ago, and now has become a critical situation. The Corps of Engineers has been working with the city to approve a plan to clean out and re-shape the Wash to re-channel the water. They are bringing in about 1,000 pounds of cement blocks to place where needed. We have contacted a sub-contractor to move and place the fill in dirt and rocks, at a fee of \$5,000.00. We recommend that the Board approve this sub-contractor due to this being a dangerous and difficult job and more than a bobcat can handle. The company is licensed, bonded and insured and will also ensure that it will be done expediently and professionally. Wayne motioned and Connie seconded a motion to approve the cost of the sub-contractor fee. Motion carried. The work should be completed in the next two weeks or so. To follow up on this, a cement gutter will be placed along the top, a split rail fence will be placed for safety and rain gutters will be re-placed on building #41.

D. Landscaping: Kathy and Jack Batten wanted to thank Steve Gissendanner for his input with the Master Gardening Club, and their intention of working within our complex for teaching purposes to practice pruning and caring for plants and bushes. They are required to perform a certain amount of community service and will possibly using our complex to satisfy that requirement. Wayne stated that it would be a win-win situation for Los Lagos.

8. NEW BUSINESS:

A. June Newsletter Items: Connie will be taking over the Newsletter for Kathy. She asked that if anyone had any items of interest they would like included in the next letter to please contact her by the end of April. The articles must be submitted to Marcy by May 10. Currently, the new fine policy will be included, updates on current topics of interest, and any other items that are relevant at this time.

B. Owner Feedback Survey: Jack Batten has requested that we do an Owner Survey, which we hope to publish in the September Newsletter. Included in this survey will be questions giving feedback on our complex, committees, activities, Board meetings, Maintenance, etc. Board Members and Committee Chairs will submit ideas for the survey. It is hoped that the results will assist the Board in their Long-Range Plan and improve communication with Owners. The survey will be anonymous. Owners will also have an opportunity to submit any comments they want considered that aren't on the survey.

9. COMMUNICATIONS:

A. 66-D—Lien has been paid in full and unit has been sold, **75-A and C**—Concerns regarding parking area by the shop (Dan has responded), **29-D**—Question regarding Article XI, Section 12 (Letter of response has been sent), **23-D**—Continued questioning of roof issues since 2015 (Letter of response has been sent), **Recreation/Project Fund**—Request for two new horseshoe pits (request has been tabled until October), **26-B**—Email thanking Board and Dan and Tony.

B. Warnings/Violations: 66-B—Board sent a letter of concern over comments made on social media (comments have been taken down), **28-C**—Barking dog (Jack Batten has spoken to the dog's Owner and believes it has been resolved unless more complaints are received).

10. HOMEOWNER INPUT:

**Dan and Tony were thanked for their help in repairing a utility room door and storage area.

**A question was asked regarding an eroding area of a concrete walkway near building 60. The area was previously patched; however, it is failing and now at the point where it has become dangerous. Dan made note of this and assured the Owner that it will be addressed. The Board is aware of the many areas of sidewalk erosion and will make allowances to prioritize that in our LRP. Dan and Tony do a lot of patching in areas but realize that it is a temporary fix until we can do all of the sidewalks in the near future.

11. ADJOURNMENT: The next meeting will be held on **October 27, 2018 at 7:00 P.M. at the Aquatic Center**, which is being changed to the 4th Thursday of that month to accommodate the arrival of our winter residents being able to attend that meeting. With no further business the meeting was adjourned at 7:50 P.M.

Respectfully submitted,
Connie Vergine, Secretary
Los Lagos Vistas II