

Minutes October 18, 2018
Los Lagos Vistas 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: Jan and Dave Sabraski (64-B), Char Lawrence (34-D), Jack and Connie Iversen (24-A), Mary Abbamonte (25-B), John and Linda Ferguson (70-B), Ed and Mary Teixeira (49-D), Judy Jones (49-B), John and Ronnie Survilla—(54-B), Richard Totino (42-B), and Nick Crawford (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: The following new Owners/first Board meeting attendees introduced themselves: Circle 4: John and Ronnie Survilla from New York state, and Ed and Mary Teixeira from Texas; Circle 6: John and Linda Ferguson from Washington state; Circle 3: Rich Totino from Dewey AZ.

3. REVIEW MINUTES OF THE APRIL 12, 2018 MEETING: All Board Members have reviewed the April 2018 Minutes. Kathy Yager made a motion to approve the minutes with one correction (Page 1 under Committee reports: the architectural request for the paver sidewalk which was denied was from 45C not 46C). The motion was seconded by Wayne. Motion carried.

4. REVIEW MAY-SEPTEMBER FINANCIALS—TREASURERS REPORT: Kathy gave the report for Dale Edington. Dale submitted a condensed report for the months of May through September 2018. We are on track with the budget. We have enough funds to complete the roofing project from now through Feb 2019. Our past due receivables are \$1,809.00 as of Oct 22. The fine policy was revised last spring to begin charging a fee for those paying after the 10th of month. Condo fees are due on the 1st of each month. Ten condos have sold since January and one is pending. We are under budget on building maintenance, trees, and water and sewer. Kathy motioned and Wayne seconded a motion to approve the report. Motion passed.

5. MAINTENANCE MANAGER’S REPORT: Dan Morrow reported that the summer heat and lack of rain was hard on a lot of plants and trees. The Pima wash project is done. The rocking projects by buildings #34-35, and #28-29 are completed. They worked all summer to keep everything going and ready for returning

6. COMMITTEE REPORTS:

A. Architectural Committee: Wayne reviewed the architectural requests that were received. All seem to be within the guidelines with the exception of the window for 23A which will need an architectural engineer approval. A motion was made by Wayne and seconded by Connie, to approve all of the current requests. Motion carried. See report below:

Item	Unit/Owner	Request	Approved	Status
1	34A—Jackson	Paint inside of patio area	Approved 3/18	Archived

2	73B—Goins	Remodel patio	Approved 3/18	Pending
3	45C—Holbert	Install 6' by 6' sunshade Pathway through rocks—not approved	Approved 4/18 Not approved	Completed
4	46C—Hertz	Replace windows and remove sliding patio door and install 3' by 6' Tuscan 8170T white Milgard energy efficient windows	Approved 4/18	Completed
5	63C—Chaffee	Replace storm door	Approved 4/18	Completed
6	60A—Livermont	Install weather sensor on patio roof		
7	68B—Skizewski	Add security door		
8	23A—McBride	Modify window		
9	48D—Kiesmit	Replace existing windows		
10	59A—Wade	Replace patio slider		
11	42B—Totino	Extend and add block wall around patio		
12	30B—Freiberg	Extension of patio roof		
13	40C—Knowles	Extend and add block wall around patio		
14	64A—Richards	Remove existing tile on patio and replace with new (9" by 23")		
15	68A—Woolington	Apache minus pathway		

B. Tenant Registration: Kathy explained the role of the Circle Captains. The first Circle Captain meeting will be held Tues Nov 6th at 10:30. Not all circle captains are here yet.

C. Social Committee: Judy Jones reported on the social activities. There will be a coffee social the 1st Saturday of the month at the pool, beginning Saturday Nov 3rd. In addition to coffee and goodies there is also a book exchange at the coffees. Thanksgiving will be held at the pool at 2 PM and a sign-up sheet will be available at the next meeting.

E. Recreational Area Committee: No report.

F. Landscaping Committee: No report. The committee asked about repainting the Circle signs last year. Wayne reported a discussion that was held in Exec Session about investigating signs similar to the ones recently installed in Los Lagos I complex. The signs are metal and are on each building as well as the entrance to the Circles. Similar signs might be an option for our complex.

7. OLD BUSINESS:

A. Update: Roofing /fascia project—Dan reported on the roofing (shingles and metal fascia) in the upper circles that has been completed so far this year. Sufficient funding is available in the budget to complete 8 more buildings this year. He is working with the contractors to re-do areas where the paint on the metal drip edges is peeling. Dan reminded Owners that Satellite dishes that are installed **must** be approved and installed correctly so as not to damage any roofing. There cannot be any wires installed over the new roofs. All cable and satellite installations need approval from Maintenance.

B. CC&Rs were approved in early June with 168 yes votes—73% yes; 5% no; and 22% no response. Connie reported that the CC&Rs passed with a lot help from the committee members.

C. Request for two new horseshoe pits—pending from April--The Board was unable to reach a final decision for approval of the horseshoe pits based, on the location requested. The Committee will be asked to provide an alternative location. The current request is a location that Dan needs to utilize, and the area is currently rocked. Members of the audience suggested Iversen Park.

D. Survey Questionnaire: Connie reported that Jack Batten suggested the Board do a questionnaire from the entire membership, to provide viewpoints, ideas, comments, etc. on various aspects of our community. We are hoping to complete the questionnaire and have it included in the December mailing.

8. NEW BUSINESS:

A. Revision of Bylaws and Rules and Regulations update new CC&Rs—Connie will be chairing a committee to work on this. Several members have volunteered to help the Board with this revision. The Rules and Regulations, and By-Laws must be reviewed and updated as necessary to be compatible with the new CC&Rs.

B. Summer tree removal—Wayne reported that several trees have been removed over the spring and summer. More trees are planned for removal, as time and money allow. The trees that are not surviving are the ones not indigenous to the desert climate.

C. FYI—Bobcats/Coyotes—Kathy reported that there have been sightings of Coyotes and Bobcats on the property. Owners need to be aware and particularly careful with pets and small children. Dan said the coyotes have been particularly aggressive this year.

D. Pet Regulations—Connie reported that reminders regarding pet regulations have been included in the Newsletters. Pet rules are in the CC&Rs and are very specific. There are flyers on the Circle boards stating the rules on picking up after dogs, with an immediate fine of \$75.00 for non-compliance. This is a no tolerance community regarding pet rules which includes picking up, excessive barking and keeping dogs on a leash. Owners who have questions can read the current CC&Rs, available on the web site.

9. COMMUNICATION:

A. Communication Received: None

B. Warnings/Violations: The Board has not sent out any violations over the summer. Dan has taken care of a few minor issues during the summer.

10. HOMEOWNER INPUT: A comment was made on the type of community we have at Los Lagos Vistas, noting the participation, and positive work of the members. He also commended Dan and Tony for all of their hard work over the summer months.

A member asked that an outside light near her building be addressed, as it was extremely bright. Dan reminded members that they can call **Maintenance at 928-453-6759**, to report problems or issues that need his attention.

11. ADJOURNMENT/ANNOUNCEMENTS:

The November Board meeting will be held at the Aquatic Center on **WEDNESDAY, November 14 in the Jane Camlin Room.** **Note day change!!**

The Board will meet in Executive Session on Nov 5th and Nov 12th. Members are allowed to attend and listen, but not participate.

Members who wish to comment to the Board, can mail a signed letter or place it in the white mailbox (1700 Montana Vista) with your comments, suggestions, or ideas. The Board will address your letter in Executive Session. The Board does not address anonymous letters.

With no further business, the meeting was adjourned at 7:44 PM.

Respectfully submitted,
Connie Vergine, Secretary
Los Lagos Vistas II