

**Minutes December 20, 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, and Wayne Jones--Architectural Committee Chair.

**Directors Absent:** Dale Edington--Treasurer.

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

**Owners/Visitors Present:** Lois Batten (67-D), Ronnie and John Survilla (54-B), Carla Woolington (23-C), Diane Bakker (50-B), Mary Abbamonte (25-B), Janet Gissendanner (26-B), Paul Wigham (62-A), Judy Finck (67-A), Joanne Seip (69-B), Jack Wilhelmi (65-A and B), Judy Jones (49-B), Craig and Terry Rowan (63-D), Gloria Schmid (61-C), Mary Jo and Ron Mohr (32-B), Andy Anderson (70-A), Pat Orn (44-D), Joan Gribben (45-A), Mike and Debbie Ping (64-D), John and Linda Ferguson (70-B), John Hartley (32-A), Rich Totino (42-B), and Nick Crawford-guest.

**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:** No new Owners were present.

**3. REVIEW MINUTES OF THE NOVEMBER 15, 2018 MEETING:** All Board Members have reviewed the November Minutes. A motion was made by Kathy and seconded by Wayne to approve the Minutes of the last meeting. Motion carried.

**4. REVIEW NOVEMBER FINANCIALS--TREASURERS REPORT:** Kathy gave the Treasurer's report in Dale's absence. The insurance assessment for 2019 will be \$175.00 for Condos and \$262.50 for Townhomes, and will be included in the December mailing. We are under budget with sufficient funding for the roofing in Circles 3, 4, 5, and 6; and money for the LRP for projects in progress. We plan to complete the current roofing project in Jan. and Feb. Eleven units have sold this year with 3 pending. Past due receivables are \$2,809.00. Wayne motioned and Kathy seconded a motion to approve the financials for November 2018. Motion carried.

**5. MAINTENANCE MANAGER'S REPORT:** Dan Morrow reported that the shingles/roofing project is almost done. We're removing the ones with co-axial shingles. They have been spending some extra hours on organizing and cleaning the shop and Maintenance area. An owner asked about the timing of work on his building (#42). The dates were ambiguous but will be done "soon".

**6. COMMITTEE REPORTS:**

**A. Architectural Committee:** Wayne reviewed the current architectural requests. There are two new requests: 44-D for window replacement with an approved contractor; and 65-B for re-do rocks near entry way. A motion was made by Jack and seconded by Connie, to approve 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	Completed
3	23A--McBride	Modify existing window	pending integrity of wall	Pending

4	64A—Richards	Remove existing tile on patio and replace with new (9'by 23')	Approved 10/18	Completed
5	26B—Gissendanner	Add matching wall on patio to match existing wall & add gate	Approved 11/18	Pending
6	67B—Vergine	Add stone edging to sidewalk from street to patio area	Approved 11/18	Completed
7	23A—McBride	Remove exterior window sill tiles and repair surface back to original looking stucco and color	Approved 11/18	Completed
8	44D—Orn	Replace Existing windows (new glass in existing frame) Rudy Glass		
9	65B—Yager-Wilhelmi	Replace rock with pavers along carport wall		

**B. Tenant Registration:** Kathy reported that no meetings have been held to date, but that packets have been given to those Circle Captains that are here. A meeting is planned in January for the Circle Captains.

**C. Social Committee:** Judy Jones reported on the upcoming socials. The Saturday coffee will be held on Jan 5<sup>th</sup>; Beer, Brats and Bocce Social will be on January 23<sup>rd</sup>. There will be an auction at this social. Items to be donated are appreciated. The social calendar is on all the Circle Boards. The potlucks will begin in February.

## **7. OLD BUSINESS:**

**A. Update: Roofing /Fascia project**—Jack reported on the current roofing project in Circles 3, 4, 5 and 6 which was started in May 2017 has 7 remaining roofs scheduled for completion in the first quarter of 2019 to finish this project. The next phase for roofing/fascia for Circles 1, 2 and 7 and the Townhomes should begin in April 2019. The buildings in these circles have different architecture, and modifications which create more of a challenge for completion as many require different procedures and supplies. It will require identifying common elements and individualizing needs for each building.

**B. LRP—Next Steps—Jack** reviewed landscaping which is a large component of the LRP. There have been ongoing conflicting viewpoints regarding landscaping. We currently have no written contract with PJs. Dan and PJs communicate well with each other. The history of landscaping issues have included: communication between committees and Maintenance; other committees, now retired (a xeriscape and a rocking committee); Owners trimming plants and shrubs in their area; and Owners placing “do not trim” signs on the bushes in their area. In order to achieve consensus for an overall master plan best for the complex, we have asked for some volunteer help from Steve Gissendanner ( a Master Gardener), and Jack Iversen. They will be performing an audit and assessment of the needs for landscaping in our complex for plant selection and irrigation. They will be working with Dan and PJs to come up with a plan that works. We hope minimize plant loss due to the extreme heat in the summer months plants, and hope to find an acceptable plan for landscaping in general. There are no plans to replace the chair of the Landscape committee or ask for volunteers at this time. We do hope to have some focused landscape projects in the

near future that will involve interested volunteers. Our goal and plan is to get competitive pricing for an entire landscaping package.

**C. Approval of Rules and Regulation Summary—Connie** reported that the draft for the synopsis of Rules should be ready for final approval at the January meeting. She recently met with Joanne Seip for her input on the document. Joanne also worked on the CC&Rs whose input was valuable and appreciated. The full rules that are on the website are also being reviewed and will be ready to approve and place on the website in the next two months.

**D. Request Candidates for Board (deadline to submit resume/Intent to Run is Wednesday, January 9, 2019) —Connie** announced that she is the Chair of the Nominating committee this year. The Intent to Run forms were placed in the December mailing, and more copies are available from her. Anyone interested in running for the Board should have their applications in no later than January 9<sup>th</sup>.

**E. Survey—Connie** reported that the survey is being sent to all Owners in the December mailing. She asked that Owners fill it out and be specific in their comments, and input to the Board. The surveys should be returned as soon as possible to allow the Board to tabulate the responses.

**F. Cover for Cement Pad at the Pool-** Jack Wilhelmi reported on the approximate cost of an overhead cover of the cement pad. The estimated cost of a 22 X 32 foot cover made of aluminum is approximately \$7,000.00. He hopes to have a more precise estimate of costs after January 1<sup>st</sup>.

## **8. NEW BUSINESS:**

**A. Approval of 2019 Proposed Budget**—the 2019 budget has been reviewed by all members of the Board in Executive session. Essentially, it is very similar to the 2018 budget. Monies have been designated for the next roofing project, as well as resurfacing the tennis courts. A copy of the proposed budget will be included in the mailing in January along with the election ballots for the HOA Board members. A motion was made by Wayne and seconded by Connie to approve the proposed budget. Motion approved.

**B. Approval of 2019 Accounting Contract**—a motion was made by Wayne and seconded by Jack to approve the accounting contract for 2019. Motion approved. The budgeted amount was the same as 2018.

**C. Executive meeting: Salaries/bonuses/Insurance cost for Owners—Kathy** reported that the Board recently met and discussed salaries, bonuses and projected Insurance costs. “Let the minutes reflect that the Board met in Executive Session on December 3<sup>rd</sup> and approved salaries and bonuses of Dan and Tony.” The Board approved these changes unanimously.

**D. Speeding and Corner cutting**—Jack commented on speedsters and cars cutting corners in certain areas. Circle 2 entrance has an ongoing problem that may need to be addressed by installing speed bumps.

**E. Children in the Complex**—all residents need to be aware that there are children in the complex and to be on the lookout for them playing or riding bikes etc. in the Circles. We all need to be cautious and look out for them to avoid accidents. Additionally, we need to be aware of activity that may be mischievous or destructive to property and take action to prevent problems.

## **9. COMMUNICATION:**

A. Communication received: 28-D—request for divider in carport (denied); 69-C-- new Owner questions (referred to Dan); 40-B—Lost pool key asked for Board replacement (denied).

B. Warnings/Violations: 32D—dog issue: immediate fine imposed; 37D—Second notice of violation; 26D—Violation of six-month renting rule. A late letter was received from 61A requesting a tree removal and will be addressed at the next Exec meeting.

\*\*Owners wishing to contact the Board should submit a request within a reasonable time prior to meeting dates to allow the Board sufficient time to review their request.

**10. HOMEOWNER INPUT:** There was no homeowner input. The Board wished everyone a Merry Christmas and wonderful holiday season.

**11. ADJOURNMENT:** The next Board meeting will be held on January 17, 2019 at 7:00 P.M. at the Aquatic Center. Executive meetings will be held at 9 a.m. on the 1<sup>st</sup> and 3<sup>rd</sup> Monday of the month, at either 65A or 31A.

With no further business the meeting was adjourned at 7:30 P.M.

Respectfully submitted,  
Connie Vergine, Secretary  
Los Lagos Vistas II