

Minutes November 14, 2018
Los Lagos Vistas 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 Absent: Dan Morrow --Manager

Owners/Visitors Present: Jack and Connie Iversen (24A), John Ferguson (70B), Lois Batten (67D), Bud Reed (27B), Carla Woolington (23C), Janet Gissendanner (26B), Doug and Mary Abbamonte (25B), Craig and Gerri Rowan (63D), Ruth Miller (55A), Pat Orn (44D), Joanne Mill (54A), Judy Finck (67A), Joan Gribben (45A), Judy and Wayne Jones (49B), Ron and Mary Jo Mohr (32B), Pat and Barry Rae (25D), Arlene and Andy Anderson ((70A), Rich Totino (42B), Edie and Bill Olson (49C), Ronnie and John Survilla (54B), and Nick Crawford (67B).

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 Owners in Circle 6, Craig and Terri Rowan from Libby Montana, introduced themselves.

3. REVIEW MINUTES OF THE OCTOBER 25, 2018 MEETING: All Board Members have reviewed the October Minutes. Connie said that two corrections were made. A motion was made by Jack and seconded by Wayne to approve the Minutes of the last meeting. Motion carried.

4. REVIEW NOVEMBER FINANCIALS—TREASURERS REPORT: Dale gave the financial report. To date the Association is in sound financial shape. We have \$125,000 remaining in the budget to spend on the roofing project before the end of the year. Any monies still in the budget for this year will be directed toward long range planning. Past due receivables are the lowest they have been in quite a while. Wayne motioned and Kathy seconded the motion to approve the financials for the October 2018. Motion carried.

5. MAINTENANCE MANAGER’S REPORT: Jack reported that Dan is absent from this meeting due to back injuries. Dan’s monthly report to the Board was available for anyone wanting to review it.

6. COMMITTEE REPORTS:

A. Architectural Committee: Wayne reviewed the current architectural requests. There have been 3 new requests since the last meeting: 26B, 67B, and 23A. A motion was made by Dale and seconded by Kathy, to approve all of the current requests. Motion carried. See report on next page:

Architectural Report—November 2018

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 4/18	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	Approved 10/18	Completed
7	68B—Skizewski	Add security door	Approved 10/18	Completed
8	23A—McBride	Modify existing window	pending integrity of wall	
9	48D—Klesmit	Replace existing windows	Approved 10/18	Completed
10	59A—Wade	Replace patio slider	Approved 10/18	Completed
11	42B—Totino	Extend and add block wall around patio	Approved 10/18	Completed
12	30B--Freiberg	Extension of patio roof	Approved 10/18	Completed
13	40C—Knowles	Extend and add block wall around patio	Approved 10/18	Completed
14	64A—Richards	Remove existing tile on patio and replace with new (9' by 23')	Approved 10/18	Pending
15	68A—Woolington	Apache minus pathway	Approved 10/18	Completed
16	26B—Gissendanner	Add matching wall on patio to match existing wall & add gate		
17	67B—Vergine	Add stone edging to sidewalk from street to patio area		
18	23A—McBride	Remove exterior window sill tiles and repair surface back to original looking stucco and color		

B. Tenant Registration: Kathy reported that all of the Circles are up to date on registration information, and at least one captain in each Circle has received the registration packets. There are currently 11 new Owners and 3 sales pending. New Owners should be receiving their Welcome letters soon.

C. Social Committee: Judy Jones reported that the Annual Thanksgiving dinner will be held at the pool at 2 PM. A signup sheet is available. The next Saturday coffee will be December 1st at 10 AM at the pool.

D. Resignation of Co-Chairs of Recreational Committee: Rosie Weston and Ann Will have submitted a letter of resignation as Co-Chairs of the Rec Committee, thanking the Board for their support during the past 5 years. Both wish to remain as liaisons for the Board regarding the pool (Rosie) and court area (Ann) only. Jack praised the committee for their work done in the Rec area. A brief discussion was held on a future overhead covering for the new cement pad area.

E. Landscaping Committee: Ardith Richards has submitted a letter of resignation to her committee and the Board as Chair of the Landscaping Committee. Jack thanked both of these committees for all of their work over the past few years to help keep our complex beautiful. Ardith suggested a master gardener be used to determine the future needs of the complex' landscaping issues.

7. OLD BUSINESS:

A. Update on Roofing and Fascia Project: Jack reviewed the number of roofs that have been completed to date, and the projection of the number to be completed by year end. In 2017, we planned to complete 14 roofs and accomplished 10. We have completed 14 roofs so far in 2018, and hope to complete 2 or 3 more by the end of the year. The quality of the roofing has improved since the roofing project was started.

B. Revision/Rules and Regulations (Synopsis) By-Laws: Connie reported that a synopsis of the Rules and Regulations will be forthcoming soon. The Board and a committee will be working to update and finalize the Rules and Regulations as well as the By-Laws in order that are compliant with the CC&Rs passed in June.

C. LRP--Next Steps: Jack Batten reviewed the history of formulating and outlining a "LRP" (Long Range Plan) for the complex. A committee was formed to determine the priority of needed projects. The Pima Wash was the first project identified and dealt with. After contacting the city, Jack Iversen and Jack Wilhelmi took the lead in the wash project which is now completed. The next project to be completed will be the roofing and metal 2 x 10 fascia in Circles 1, 2, 7 and the Townhomes. Preventing wind damage needs to be considered in working in this area on the flat roofs facing a certain direction. Jack complimented Dan on the Landscaping and rocking done over the summer. Dan takes great pride in the service he does for our complex. There will be more desert landscape in the future, and fewer trees that are not indigenous to the desert, due to water shortages and survival rates of those non-desert trees and plants.

D. Survey—Connie has drafted a survey for the Board's approval to be included in the December mailing. It will be an anonymous survey covering a variety of topics the Board hopes to implement in formulating the LRP, future needs of the complex, and how Board Members can better serve the Owners in the future. The Board wishes to be accountable to the Owners.

E. Board Support: Jack added his personal thank you to Kathy, Wayne and Connie for their help and work handled in his and Dale's absence at the April and October meetings. He thanked and presented his observations of Board members for their input over the past year, and thanked Dan and Tony for their skillful care of the complex year round. He also thanked the Owners for their trust in the Board, and thanked those Owners who volunteer their time and help on committees. He thanked Wayne for his presence and involvement over the summer with both Architectural requests and Maintenance issues. "Los Lagos is a special place with very special people" that live here. ☺

8. NEW BUSINESS:

A. Budget: Dale noted that the LRP will be a line item funded in the Budget. The Board is operating on a sound budget with NO plans for any special assessments or dues increase for the coming year to complete projects. The Board will be preparing the 2019 budget in December.

B. Insurance: The proposed budget for 2019 will be included in the mailing for the Annual meeting in February. The insurance cost each year is estimated by our agent in December for the period of February 15 to February 15, and serves as a “guesstimate” at that time in order to put a definitive figure in the budget in December when the proposed budget is established. Our premium was adjusted down two years ago. All Owners need to notify their individual insurance agents to ensure that their insurance coverage is compatible with the bare walls policy of the Association. The information is available in the CC&Rs, available on the website if Owners have questions regarding insurance.

C. Termite Control: Dan has suggested the Board review the policy of handling termite control in the complex, noting that the company currently serving our needs, be evaluated. Jack will be contacting other companies to get a second bid on this area of our budget. **Owners needing help with termite control must call Dan first, and not the company directly.**

D. Nominating Committee: Connie is chair of the Nominating Committee for the slate of Officers at the Annual Meeting election. Anyone interested in running for the Board is asked to contact her. A form will be included in the December mailing.

9. COMMUNICATION:

A. Communications received: 56A—Lost pool key, letter written; 24C—dog issue, resolved; and 32D—dog off leash without owner, letter written.

B. Warnings/Violations: 37D—Charcoal grill on D patio/items in carport, letter written.

10. HOMEOWNER INPUT: Owners asked questions regarding: the process of installing new windows; number of pool keys given when you purchase a unit; decorating with Christmas lights; and a complaint about the lack of trimming shrubs and bushes in their Circle.

11. ADJOURNMENT: The next regular meeting will be held on **Thursday December 20**, at the Aquatic Center at 7:00 PM. Executive meetings are held at 9 AM on the 1st and 3rd Mondays of the month at either 65A or 31A. With no further business the meeting was adjourned at 7:58 PM.

Respectfully submitted,
Connie Vergine, Secretary
Los Lagos Vistas II