

## **LOS LAGOS II HOMEOWNERS ASSOCIATION No. 1 ANNUAL MEETING MINUTES – FEBRUARY 15, 2018**

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

**Directors Absent:** None

**Also Present:** Dan Morrow—Manager, Marcy Zalewski—Bookkeeper.

**Owners Present:** 51 owners present representing 37 units.

**Call to Order and Introductions:** The 39<sup>th</sup> Annual Meeting of the Los Lagos II Homeowner's Association was held at the Aquatic Center, 100 Park Avenue, Lake Havasu City. The meeting was called to order by President Jack Batten at 7:04 P.M, followed by the Pledge of Allegiance. Jack thanked greeters Doug and Mary Abbamonte. He introduced the current members of the Board, along with staff Dan Morrow--Manager, and Marcy Zalewski—bookkeeper. He named and thanked the past Members of the Board for their service: Rickey Hardy, Dan Welch, Frank Livermont, Kevin Quill, Ann Archer, Mary Ann Mehaljevic, JoAnn Saculla, Jack Iversen, Steve Gissendanner, and Steve Brooks. Those present were Jack Iversen and Frank Livermont. He recognized and honored the Owners who passed away in 2017: Harriet Chandler (wife of Harold Chandler), Arnie Archer (husband of Ann Archer), Bob West (husband of Ginny West) and Jack Williamson; as well as Noreen Bartram who passed that day. A moment of silence was held in their honor.

**Introduction of New Owners:** There were 26 new Owners in 2017, which equates to approximately a 10% turnover rate. The number of new Owners by Circle are: Circle 1—6 new Owners, Circle 2—5 new Owners, Circle 3—4 new Owners, Circle 4—5 new Owners, Circle 5—3 new Owners, Circle 6—2 new Owners; Circle 7—1 new Owner. Some of the new Owners are from Lake Havasu as opposed to the majority of those who are from out of state.

**Purpose of the Annual Meeting:** Jack announced that all members were notified of the time and place of the 39<sup>th</sup> Annual meeting, along with copies of the final 2017 Financials report, and the adopted 2018 Budget (copies of these documents were available for reference at the sign in desk and on the tables). President Batten stated that the purpose of the Annual Meeting is for the election of Board Members, to review the accomplishments of 2017 and to share the goals for 2018. No regular board business is conducted at the Annual meeting. The next monthly business meeting will be March 15, 2017 at 7 PM at the Aquatic Center.

**Minutes:** The Annual Minutes have been on the Website for the past year. Jack entertained a motion to approve them as written. Dale moved and Wayne seconded a motion to accept the 2017 Annual meeting minutes as written. Motion carried and the minutes will be filed as written.

**Election of New Board Members:** The following candidates were introduced to fill the two open positions on the Board: Kathy Yager—Incumbent, and Connie Vergine—Incumbent. No other candidates have stepped forward. Jack called three times for any additional voice nominations from the audience, and seeing none, closed the nominations. Ballots were then counted by the Nominating Committee headed by Dale Edington. Members of the Nominating Committee were Carla Woolington and Mary Abbamonte.

**Committee Chairs:** Each Chair gave a brief synopsis of their accomplishments this past year, announced their goals for the upcoming year, introduced and thanked their committee members for the volunteer hours donated throughout the past year. The following reports were given to the Membership, and all committee members stood to be recognized:

**Landscaping Committee:** Ardith Richards—commented that the next work party would be on the last Monday in February and will be noticed on the Circle Boards.

**Social Committee:** Judy Jones—Judy reviewed the events held this past year.

**Circle Captains Committee:** Kathy Yager reviewed the responsibilities of this committee in greeting and keeping track of new residents in their Circle. They also assist the Board in a few activities to deliver information or packets. Kathy then recognized all the Circle Captains and thanked them for their help this past year. New Circle Captains were announced.

**Pool and Recreation Area Committee:** Rosie Weston and Ann Will—Rosie recognized and thanked those members who served on her committee and said they welcomed new members who would be interested in serving on this committee.

**Memorial Committee:** (Joan Gribben gave the report for Jan Sabraski) A memorial bench was placed in the island last year to serve as a peaceful place to rest and remember the friends we have lost. A memorial service was held last year and a gathering will be held again this year in March to celebrate the lives of those who have passed this past year. We will have a toast to our former friendships as we celebrate their lives in our community.

**Los Lagos Accomplishments 2017**—Jack Batten presented the audience with the Years' Accomplishments.

- 1. Roofing:** We are currently working on a roofing program for Circles 3, 4, 5 and 6 to replace shingles, fascia, and remove chimneys no longer used or wanted. The program started in March 2017 and we currently have 10 buildings completed and paid for.
- 2. Desert Scape/Water Conservation Project:** A large desert scape project was completed this past year between Circles 5 and 6. The design contains rocking, boulders and desert plants. Some of the old concrete from the Rec area was used to give the landscape dimension. In addition, 2 smaller projects were completed and 2 more projects are proposed for 2018 in Circles 1 and 4.
- 3. Website:** The Los Lagos website (with the help of Roger Woolington) has seen improvements in representing our Association and is more user friendly.
- 4. Entry signs:** New lettering for the entry signs was installed this year at the entrance and the wall near the wash.
- 5. Long Range (Strategic) Plan:** A LRP is currently being developed by the Board and others identifying needs of the complex over the next 5-10 years. Jack Iversen volunteered and was appointed to form a committee to develop a LRP outline to give to the Board by the March meeting.
- 6. CC&R's:** After holding Board and Owner informational/input meetings this fall and winter, the final draft of the CC&Rs was recently completed and has been given to our attorney for preparation of the ballots to be sent to all Owners of the Association. The Circle Captains will hand deliver ballots to currently residing Owners, and the remainder will be mailed. The changes in the current draft needs to be approved by 67% of the membership (by law) in order to become a legal document. The Board and the committee hope that the draft will be passed by the 67% affirmative vote in its entirety. It should serve the Association well for the next 10 years. The majority of the changes are legal changes and changes in current language, which will bring our document into compliance with current law and language. The other changes made will be identified in a cover letter to the Owners.
- 7. Increase transparency, communication and teamwork relative to the workings of the Board:** The Board has implemented twice monthly Executive Session meetings, which has helped to increase

teamwork regarding dealing with the myriad of issues brought to the Board for resolution. Communication appears to be improving between the Board and the Owners.

**7. Outside Contracts:** We have an updated contract with Mohave roofing. Landscape needs have been discussed with PJ's Landscaping Service to get competitive bids on tree removal and stump grinding. The first 2 trees to be removed soon will be in the Rec area near the tennis court. Specifications are in for landscaping, with more to follow. We replaced Dan and Tony's old Chevy truck with a Ford truck which is not a newer model, but heavier duty.

### **Goals for 2018**

- 1. Roofing:** We plan to complete roofing on 14 more buildings this coming year in Circles 3, 4, 5 and 6.
- 2. LRP:** A steering committee has been identified to develop the LRP framework with future detailed plans. We hope to utilize the talents of our members to help with future goals and plans. There are many individuals that we believe could share their talents and skills to help us be successful in accomplishing our goals. The areas identified so far are numerous. We need to deal with: Maintenance and staffing; practice management vs. Owner volunteer management; Rec area projects; ongoing issues with the pool--(heating: solar vs. gas); tennis and pickle ball courts; maintenance and funding of Iversen par; upgrading the irrigation system; Specs for a variety of needs to permit bidding; Contractor evaluation (who can accomplish the work that needs to be done); Painting plan for all the buildings in the complex; and the Pima Wash plan.

### **Comments by Board Members:**

**Vice-President—Kathy Yager:** Kathy thanked everyone for their support over the past 20 years that she has served on the Board. She said that she has enjoyed working with the current Board members and knows that there are many issues currently facing the Board and she wants to be a part of that. She and her husband Jack have enjoyed living here and want to see that Los Lagos continues to be a great place to live in Lake Havasu. She thanked all the Owners, renters, and volunteers. Without each one, we would not be where we are today.

**Treasurer—Dale Edington:** Dale reported on the current budget. We are working diligently to keep the dues where they are. We are progressing nicely with the roofing and are pleased with the actions of the Long-Range Planning Committee. We are working on clearing up our past due receivables, as well as continuing to ensure that all assessments are paid on time in order to get the roofing completed and paid for out of our regular budget.

**Secretary:** Connie thanked all the Owners and members of the Board who helped with the CC&R's committee work which has been a daunting task over the past two years. As stated previously, the majority of the changes are legal to bring our document into compliance with state, and federal law. Much of the language has not been changed in 40 years. She thanked all Owners who gave input and attended the meetings, as well as those committee members who worked on the document from the beginning and supported her as a member of this Board.

**Architectural Committee Chair:** Wayne thanked the Board for the cohesiveness of its 'members this past year. He thanked Dan and Tony for their work and devotion to our complex.

**Election Results:** Dale announced that Kathy and Connie were elected to serve an additional two years on the Board. Dale asked for a Board member volunteer to chair next year's nomination committee. Connie will chair the Nominations committee next year, with mentoring from Kathy. Carla Woolington and Marilyn Slezak volunteered to serve on the nominations committee.

**Homeowner Input/Questions:**

**Recycling:** An Owner asked if we were getting dumpsters for recycling? Dale answered that she is not aware of that, but that we have looked into recycling previously and the cost was exorbitant. The aluminum cans are recycled down at the pool, as well as newspapers in a dumpster at the shop area. Jack made the comment that Lake Havasu seems very far behind in recycling efforts. Currently some Owners are taking their recycling down to the Townhome area where they do have individual dumpsters with pick up service on Wednesdays.

**Adjournment:**

With no further business a motion was made, seconded and passed unanimously to adjourn the meeting. The meeting was adjourned at 7:40 PM. The Board chose to select the 2018 officers at the next regularly scheduled Executive meeting.

The next regular meeting is scheduled on March 15, 2018 at 7 PM at the Aquatic Center.

Respectfully submitted,

Connie Vergine, Secretary  
Los Lagos II HOA