

**Minutes -- January 17, 2019**  
**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, Dale Edington--Treasurer, and Wayne Jones--Architectural Committee Chair.

**Directors Absent:** none

**Also Absent:** Dan Morrow --Manager

**Owners/Visitors Present:** Jack Wilhelmi (65A), Judy Jones (49B), Ronnie and John Survilla (54B), Nick Crawford (67B), Carla Woolington (23C), Jack and Connie Iversen (24A), John and Marilyn Slezak (48C), Lois Batten (67D), Bette and Gerry Hauber (60C), Joanne and Larry Bartnik (52C), Jane Jackson (34A), Char Lawrence (34D), Kathy and Bob McBride (23A), Ed and Mary Teixeira (49D), Terri and Craig Rowan (63D), Andy and Arlene Anderson (70A), Ardis Peitz (40A), Ginny West (40B), Joanne Seip (69B), Joan Gribben (45A), Linda and John Ferguson (70B), Gloria Schmid (61C), Ron and Mary Jo Mohr (32B), Joanne Mill (54A), Carol Cahalane (72A), Judy Finck (67A), Curt Reynolds (24B), Ann and Roger Will (TH6), and Diane Bishop (61D).

**1. CALL TO ORDER:** The meeting was called to order at 7:01 P.M. by President Jack Batten who welcomed all in attendance.

**2. INTRODUCTION OF NEW OWNERS:** New Owner Ginny West (40B) was introduced. She is in Circle 3, moving here from Aspen Colorado.

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

**4. REVIEW DECEMBER FINANCIALS--TREASURERS REPORT:** Dale gave the report for the year end budget. We were slightly over budget (1%) at year's end. We were over budget for roofing, and have spent \$220,015.00 on new roofs in 2018. We are still in good financial shape at year end. There have been 14 units sold in 2018. Past due receivables are very high (\$12, 442.00), however this is reflective of members who pay with bill pay or pay annually, and insurance assessments that are due and not included in their normal payment schedule. Dale reminded members that dues are due on the 1<sup>st</sup> of each month, and delinquent after the 10<sup>st</sup> of the month. Members were reminded of the fine policy that is in place. Members are asked to check with their bill pay account to ensure that payments to the Association are received by the 1<sup>st</sup> of the month. There will be no increase in dues next year. Connie motioned and Wayne seconded the motion to approve the financials report. Motion carried.

**5. MAINTENANCE MANAGER'S REPORT:** Dan Morrow was absent but his report was available for anyone who wanted to see it. Jack noted that there have been problems associated with the recent rain, which prompted insurance questions with our lawyer. There was a problem with the stairs and landing in Circle 5 that needed attention, along with the basic details of daily maintenance issues that are handled.

**6. COMMITTEE REPORTS:**

**A. Architectural Committee: Wayne** reviewed the current architectural requests. A motion was made by Kathy and seconded by Dale, 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	23A—McBride	Modify existing window	Pending -- integrity of wall	Pending
3.	26B—Gissendanner	Add matching wall on patio to match existing wall and add gate	Approved 11/18	Pending
4	44D--Orn	Replace existing windows (new glass in existing frame) Rudy Glass	Approved 12/18	
5	65B-Yager/Wilhelmi	Replace rock with paver along carport wall	Approved 12/18	
6	39B—Benscoter	Remove plants around patio /replace with pavers. Add paver steps down hill		
7	38C—Michelle Mitchell	Repair covered patio, replace water damaged roof on covered patio with aluminum slats and repaint beams		
8	26B—Gissendanner	Removal of 28'X12" of grass and sprinklers ruining patio tile and flooding neighbor's sidewalk. Have neighbor's concurrence.		
9	64B—Sabraski	Replace rock with pavers		
10	45A—Gribben	Fill in top of pillars to stop birds from nesting		
11	45D—Rowan	Replace all 4 windows in unit		

**B. Tenant Registration:** Kathy announced that the next Circle Captain meeting would be on Monday January 21. All Circle Captains are asked to attend. Captains will be given the new updated packets, as well as help prepare the mailing that includes the ballots for the Annual Meeting.

**C. Social Committee:** Judy Jones announced the upcoming social events. The beer/brats/bocce ball is scheduled for Weds January 23 at Iversen Park and is a fund raiser along with a silent auction. The next Saturday coffee is Feb 2<sup>nd</sup> at the pool. Potlucks will begin on Wednesdays in February. There are different themes planned this year, including game nights, and an appetizers only night.

## **7. OLD BUSINESS:**

**A. Update: Roofing /fascia project—Jack** reported the progress of the ongoing roofing in circles 3, 4, 5 and 6. Mohave roofing is currently working on Building #51. Next in line are #54, 66, 68, 70 and 49. This phase of the roofing project should be completed by the end of April. Jack reviewed the proposed improvement project for Circles 1, 2, 7 and the Townhomes that will be started this year. A committee recently audited the needs of the buildings in these areas, which vary greatly by buildings. Jack discussed the different styles of the buildings, trim boards, gutters and downspouts needed, metal wrap, soffits, and roof tiles, etc. on buildings in these Circles as well as the Townhomes. The color for the trim has not been decided to date, and the committee is considering a slightly different color.

**B. Update: LRP—no report.**

**C. Update—Annual Meeting Candidates—Connie (Chair)** announced that there are four people running for Board positions for the 2019-2020 two year term. There will be 4 people running for 3 positions: Jack Batten (incumbent), Wayne Jones (incumbent), Kathy McBride (candidate) and Ed Teixeira (candidate). Kathy and Ed both introduced themselves. The ballots will be hand delivered to Owners currently residing on Monday and Tuesday, with the remainder mailed on Tuesday Jan 22, and must be received by the Annual Meeting on February 21. Jack and Connie thanked both candidates for coming forward to run for the Board.

**D. Update—Survey—Connie** reported that several surveys (32%) have been returned from the December mailing and still coming in. The results are incomplete, however a tally of returned surveys was recently compiled with the help of Kathy McBride and Carla Woolington. The final results of the survey will be assembled and report given at the March meeting, as well as a report in the Newsletter. The Board hopes to use the information gathered to assist them in serving the community better, decision making and implementing ideas in the future.

**E. Update: Shade for cement pad at pool—Jack** reported on the progress of researching a cover for the cement pad at the pool. Jack presented the information obtained on an aluminum metal parapet type shade cover. The cost of the cover is estimated at \$7,000.00 with additional \$5 - \$6,000.00 cost for cement footings and installation. The total cost should be approximately \$13,000.00. The structure is 20' x 28', is free standing and should cover most of the new pad. The slats can be adjusted between 40-60 degrees shading, has a lifetime warranty. Sun screens can be attached but it would void the warranty. The Social committee is reviewing how many tables will fit underneath it. Jack asked members that wanted to comment on this, to please do so.

**F. Landscaping—Jack** reported on the recent decision to involve Steve Gissendanner to audit the landscaping of the complex. Steve relayed that plant selection has been good, but that some were dying due to rocks that heated up in the extreme summer temperatures. Volunteer work was recently done to remove the rocks around those plants that could not tolerate the high temperatures. Jack complimented the Landscaping Committee and Ardith Richards for doing such a great job. Jack wants to be clear about the Landscaping rules: Dan is the Architect and in charge of the landscaping and design work in the complex. He continues to work with his rocking and planting, as well as work with PJs. Jack noted from the survey, that most Owners value our grass. As a city and a community there are water issues that may need to be addressed as they change and dictate the future. Dale commented that Los Lagos Vistas has been very successful in reducing the amount of water used over the past few years. Four years ago we budgeted \$140,000.00 for water and sewer. Our 2018 budgeted amount for water was \$116,000 and we spent \$111,700.00.

## **8. NEW BUSINESS:**

**A. Approval of Rules and Regulations Synopsis—Connie** --The final draft of the Synopsis of Rules and Regulations has been completed and presented to all Board members. Connie asked for a motion to accept the draft. A motion was made by Jack and seconded by Dale. Motion carried. The Synopsis will be include in the Ballot mailing to all Owners and distributed to current renters in the complex. It will also be listed on the website.

**B. Committees/Project Funds—Jack** gave his personal viewpoint on how he perceived handling the monies from the project fund. He stated that there have been problems with it since it was set up. It causes problems with bookkeeping, and legal issues. Jack would like to propose the following:

1. Social and Recreational activities need to be planned in advance of the yearly budget.
2. Funding needs to accompany event plans and become part of the HOA budget.
3. Elimination of all fund raisers.
4. Elimination of the project fund and can fund.
5. Current project funds should go to acquire the shade for the cement slab by the pool. (Most of the monies in the project fund came from residents here, and some from outside the complex)
6. We require “hold harmless agreements” for all non-resident participants in planned pickle ball, tennis, bocce-ball or horseshoe events.

The Board members have not discussed this in its entirety. The Board has received spending priorities information from the Social Committee, the pickle ball group, and Rosie's 3-5 year plan for the Rec area. We will set up a time at an executive meeting and have interested parties give us their input. Ann Will commented on the former monies raised and spent in the Rec area, and asked about the status of the dinking tournament already approved by the Board. Jack recommended not charging for the dinking tournament or to give the money to charity. He stated that the project fund has to stop, and we don't want any more fundraisers. Dale offered information on the reasoning behind not allowing fund raisers as a Corporation according to the IRS. She commented that our bookkeeper and CPA suddenly became aware of the outside funds, and say we are jeopardizing our IRS tax status by having fundraising outside of the parameters of the budget. A conference call with the CPA is planned. Owners are free to offer their comments on this proposal.

Connie commented that this is an issue we are discussing, and no final decisions have been approved. There is a lack of consensus among us, and a lack of desired information going forward at this point. We hope to investigate all options in order to arrive at a reasonable solution. There is a difference between social events and projects that should be funded through the budget.

**C. Approve Insurance Policy Renewal—Dale** explained the 2019 insurance assessment of \$175.00 due to approximately a 10% increase. Connie motioned to approve the current policy, and Kathy seconded. Motion carried.

**D. Approve Recycling Request—Connie** explained that the Board received a request for a recycling dumpster. Sue Heglund submitted the request and investigated the cost to the complex which is \$61.00 per month, with a 3 year contract. A motion was made by Kathy, and seconded by Wayne to approve the dumpster. Motion carried. The recycling dumpster will be placed down by the Maintenance shop near the newspaper recycling dumpster. Signs will be placed as to what type of recycling products may be placed in the dumpster. Everyone is advised to follow appropriate recycling so that we can continue the program.

**E. Fire Hazards—Gas/Propane/Paint--Jack** explained the need for changing the ruling regarding storage of fire hazards in storage units. An Owner in Circle 5 had an aerosol paint can blow up over the summer. Storage of cans of gasoline, aerosols including paint or other flammables will no longer be allowed.

## **9. COMMUNICATION:**

**A. Communications received:** TH 6—Request for Dinking Tournament February 17; 74A—Letter regarding recycling and request for roof repair; 29A—Dog barking issue; 72A--Boxes stored in carport. All have been taken care of.

**B. Warnings/Violations:** 28C—Dog barking; 42A—Excessive dog waste on patio; 37D—Nuisance—Ongoing accumulation of items around unit.

**10. HOMEOWNER INPUT:** The following comments were made by Owners

- a. There are real estate flyers posted on Circle Boards regarding a unit for sale (not allowed).
- b. Owner asked for metal strips be removed that had been there since last spring, and asked that her sidewalk be fixed as it is raised and dangerous to walk on.
- c. Owner suggested to use a black hose filled with water to help heat the pool.
- d. Comment thanking the Board for the work they do.

Owners expressing help from the Board or Maintenance should put their request in writing.

**11. ADJOURNMENT:** With no further business a motion was made and seconded. Motion passed. Meeting was adjourned at 8:07 P.M. The next meeting will be the Annual Meeting on February 21, at the Aquatic Center at 7:00 P.M. The election of three Board Directors will be held at this meeting. The next regular meeting will be March 21 at 7:00 P.M. at the Aquatic Center.

Respectfully submitted,  
Connie Vergine, Secretary, Los Lagos Vistas II