

Minutes – March 21, 2019
Los Lagos II Homeowners Association No. 1
Regular Meeting of the Board of Directors

Directors Present: Jack Batten--President, Ed Teixeira--Vice-President, Connie Vergine--Secretary, Kathy Yager--Treasurer, and Wayne Jones--Architectural Committee Chair.

Directors Absent: none

Also Absent: Dan Morrow --Manager

Owners/Visitors Present: Dale Edington (31A), Carol Rumann (77C), John and Marilyn Slezak (48C), Sue Heglund (74A), Nick Crawford (67B), Jack Wilhelmi (65A), Carla Woolington (23C), Jack Iversen (24A), Joseph Asher 73D, Rosie Weston (48A), Ardis Peitz (40A), Judy Jones (49B), Joanne Seip (69B), Mike Schmid (35A), Ardith Richards (64A), Craig and Terri Rowan (63D), Ronnie and John Survilla (54B), Lois Batten (67D), Charlene and William Young (51C), and Donna Vineyard (62C).

1. CALL TO ORDER: The meeting was called to order at 6:59 P.M. by President Jack Batten who welcomed all in attendance. Jack introduced the Board members according their newly elected positions.

2. INTRODUCTION OF NEW OWNERS: New Owners Mike Schmid (Circle 2) and Donna Vineyard (Circle 5) introduced themselves.

3. REVIEW MINUTES OF THE DECEMBER MEETING: All Board Members have reviewed the January 2019 Minutes. A motion was made by Kathy and seconded by Wayne to approve the Minutes of the last meeting. Motion carried.

4. REVIEW JANUARY-FEBRUARY FINANCIALS--TREASURERS REPORT: Treasurer Kathy Yager reported that we are under budget year to date. Kathy compared expenses for 2018 to 2019, and found them consistent. The roofing budget is in line with projected costs. Accounts receivables were high in January and February, and currently stand at \$6,389.00 owed to the Association. Year to date, there are 17 new Owners. A motion was made by Wayne and seconded by Connie to accept the Treasurer's report. Motion carried.

5. MAINTENANCE MANAGER'S REPORT: Dan Morrow was absent but his report was available for review. Wayne noted that Dan and Tony are available to hook up TVs to the roof antennas. They are not responsible for the reception. Owners should call a service provider for further assistance, with problems. Ed suggested residents do a channel search and reset the TV after a hookup to the antenna.

6. COMMITTEE REPORTS:

A. Architectural Committee: Wayne reviewed 8 current architectural requests. Two additional requests were received regarding beautification of the Circle islands (Circle 4 and Circle 7), which will be tabled until the Board is able to research plumbing issues, and assure the acceptance by Circle residents. A motion was made by Connie and seconded by Kathy, 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	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	Completed
5	65B-Yager/Wilhelmi	Replace rock with paver along carport wall	Approved 12/18	Completed
6	39B—Benscoter	Remove plants around patio /replace with pavers. Add paver steps down hill	Approved 1/19	Completed
7	38C—Michelle Mitchell	Repair covered patio, replace water damaged roof on covered patio with aluminum slats and repaint beams	Approved 1/19	Completed
8	26B—Gissendanner	Removal of 28'X12" of grass and sprinklers ruining patio tile and flooding neighbor's sidewalk. Have neighbor's concurrence.	Approved 1/19	Completed
9	64B—Sabraski	Replace rock with pavers	Approved 1/19	Completed
10	45A—Gribben	Fill in top of pillars to stop birds from nesting	Approved 1/19	Completed
11	45D—Rowan	Replace all 4 windows in unit	Approved 1/19	Completed
12	63C—Klootwyk	Install rain gutters		
13	64C—Goodell	Install rain gutters		
14	39A--Thomas	Remove shrub		
15	75A—Luchsinger /Hinkebein	Remove gravel and 2 oleanders by patio and replace with pavers		
16	53A—Graham	Replace rock with pavers and cement around patio (scheduled for Oct. 19)		
17	62C—Vineyard	Satellite Dish AT&T Direct TV		
18	28B—Vail	New gate and wall around patio area to match with other units in Circle.		

B. Tenant Registration: Kathy announced that Carla Woolington has volunteered to be the Chair of the Tenant registration committee. Janet Gissendanner will be assisting her with the computer and clerical portion.

C. Social Committee: Judy Jones thanked all of her committee members: Judy Finck, Diane Bakker, Betty Hauber, Joan Gribben, and Pat Rae who made this past year successful. Monies raised have recently helped to purchase a new picnic table, and the sun shade over the cement pad. The upcoming social events are the Wednesday potlucks through March, Saturday coffee on April 6, and Easter dinner on April 21st. There will be different events planned for next year.

7. OLD BUSINESS:

A. Update: Roofing /fascia project—Jack reported the progress of the ongoing roofing. Mohave roofing has 5 buildings (#54, #66, #68, #70 and #49) remaining to complete the upper Circles shingling project. The rains delayed much of the progress last month. The proposed improvement project for Circles 1, 2, 7 and the Townhomes will be started upon completion of shingling project. Quotes for the lower Circles project are being finalized.

B. Update: LRP—Ed has contacted the 20 individuals who volunteered to serve on the LRP committee. He will assign those individuals to work within smaller sub-committees, and will begin their work in the fall.

C. Update—Committees/Project Fund—Kathy reported that the Project monies have been transferred to a new account, named the Los Lagos Vistas II HOA No. 1 Project Fund. The Board will take requests for all future fundraising and projects. Kathy will be working with Joan Gribben who has agreed to remain on this committee. The Board is asking the committees to nominate a liaison, to serve as a linkage between the Committees and the Board. This person will attend assigned Board meetings, and hopefully improve communication and planning for the community projects.

D. Update—Survey—Connie reported that the survey tally was complete and figures will be posted on the Website along with percentages. There was a 40% response rate to the survey. Kathy McBride, Carla Woolington and Terri Rowan helped count the survey results which were given to Ed Teixeira for compilation into percentages. Ed will post the results on the Website.

E. Update: Shade for cement pad at pool—Jack Iversen/Jack Wilhelmi—the Board has approved the shade and it has been ordered. The plan is to have the shade installed by the Easter dinner (April 21).

F. Rules and Regulations Revision—Connie reported on the progress of revising the Rules which are being reviewed and updated as necessary for consistency with the CC&Rs filed in June of 2018. The complete Rules are posted on the Website, and the revised version of those Rules will be posted upon completion. The synopsis is on the Website for general questions. All Owners were sent a printed copy of the synopsis in the mail.

8. NEW BUSINESS:

A. Asphalt re-sealing—Joe Asher/Jack Iversen reported on the planned re-sealing of our streets scheduled for late September or early October. Residents will be notified with signs posted. There will be an article in the September Newsletter with information regarding: parking of vehicles, logistics of the project and dates and time of day the work will be done. The re-sealing project is done every 3 years, and this cost is included in our budget. There is NOT an assessment related to this project.

B. Records—Ed reported on the clean-up of records in the storage area by the pool. He has been purging files and begun the process of eliminating unnecessary files. He has researched the legal parameters for retaining HOA files, and with that information will be identifying and compiling files for storage and eliminating those we don't need to keep. We hope to implement a plan for future storage of our files, and consider options of modernizing the files in a different format.

9. COMMUNICATION:

A. Communications received: 64B—removal of cement bumper by dumpster/safety hazard; 24C—response to warning letter; 62A—tree interfering with Dish reception; 33D pool key and fascia; 34C—tree removal; 48A loungers at pool/cleaning; 72A and 40A—fundraising; and a letter from law firm regarding retaining current attorney. All communications have been answered.

B. Warnings/Violations: 24C—dog barking/tethered; 42A and 25C—Delinquent dues: suspension of rec/pool privileges.

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

a. Tree removal: Question asking if trees are being removed due to poor TV reception? Question regarding what are the plans for tree removal, what trees would be planted to replace removed trees, and if this information will be included in the LRP? The Board will need to develop a plan for tree trimming and planting as well as removal.

b. Fruit trees: Question regarding trimming of the fruit trees and who is responsible? Comment that residents need to be respectful of the common ground when removing fruit. It was suggested to put article in the Newsletter regarding trimming of fruit trees, and their care. Some of the fruit trees may not always be here. PJs does not trim the fruit trees. Steve Gissendanner may be able to help with trimming. A suggestion was made to put an article on the News section of the Website.

c. Recycling: Comment was made regarding recycling. The information obtained from Republic Services was that they will not supply a recycling dumpster at our complex. Individual smaller containers would be extremely costly. There is a dumpster for newspaper recycling in the parking area by the pool, as well as bins for recycling aluminum cans.

11. ADJOURNMENT: With no further business the meeting was adjourned at 7:50 P.M. The next meeting will be held on April 18, at the Aquatic Center at 7:00 P.M. The Executive meetings are held the 1st and 3rd Mondays of the month at 9:00 A.M at 65A.

Respectfully submitted,
Connie Vergine
Secretary, Los Lagos II Homeowners Association No. 1