

LOS LAGOS II HOMEOWNERS ASSOCIATION No. 1

UNAPPROVED ANNUAL MEETING MINUTES

FEBRUARY 21, 2019

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: 78 Owners were present representing 52 units.

I. CALL TO ORDER AND INTRODUCTIONS: The 40th 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 7:00 P.M, followed by the Pledge of Allegiance. Owners who passed away in 2018 were recognized: JoAnn Saculla, Maureen Robinson, Noreen Bartram, John Krum (a renter for many years), Joe Sime and most recently Ricky Hardy who had passed that day. A moment of silence was held in their honor. 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. Jack thanked both Dan and Marcy for their service and dedication to our Association over the years. Former Board members were acknowledged: Ricky Hardy, JoAnn Saculla, Dan Welch, Frank Livermont, Kevin Quill, Ann Archer, Mary Ann Mehaljevic, Jack Iversen, Steve Gissendanner and Steve Brooks.

II. INTRODUCTION OF NEW OWNERS: There were 16 new Owners in 2018. The number of new Owners by Circle are: Circle 1—2 new Owners, Circle 2—2 new Owners, Circle 3—3 new Owners, Circle 4—4 new Owners, Circle 5—1 new Owners, Circle 6—3 new Owners; Circle 7—1 new Owner. New Owners who were present were asked to stand and be welcomed.

III. PURPOSE OF ANNUAL MEETING: Jack announced that all members were notified of the time and place of the 40th Annual meeting. Copies of the final 2018 financial report, and the adopted 2019 Budget 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 2018 and to share the goals for 2019. No regular board business is conducted at the Annual meeting. The next monthly business meeting will be March 21, 2019 at 7 PM at the Aquatic Center.

IV. MINUTES: The Annual Minutes have been on the Website for the past year. Jack entertained a motion to dispense with reading the minutes and approve them as written. Dale moved and Kathy seconded a motion to accept the 2018 Annual meeting minutes as written. Motion carried. The minutes will be filed as written.

V. ELECTION OF OFFICERS: The following candidates were introduced to fill three open positions on the Board: Jack Batten—Incumbent; Wayne Jones—Incumbent; Kathy McBride—Candidate; Ed Teixeira—Candidate. Dale Edington is not running for another term. No other candidates have stepped forward. Jack called three times for any additional nominations from the audience, and seeing none, closed the nominations. Ballots were then counted by the Nominating Committee chaired by Connie Vergine.

Members of the Nominating Committee that helped count ballots were Carla Woolington and Marilyn Slezak.

VI. COMMITTEE REPORTS:

1. Committee Chairs: Chairs of the 2018 Committees were recognized: Judy Jones—**Social Committee**; Rosie Weston and Ann Will—**Recreation area Committee**; Ardith Richards—**Landscaping Committee**; and Jan Sabraski—**Memorial Committee**. All Committee Chairs recognized and thanked those who served on their committees. Jan Sabraski announced the next Memorial at the Bench would be held on March 4, to honor those who passed this past year.

2. Circle Captains: Kathy Yager introduced and acknowledged all Circle Captains present. She reviewed the responsibilities of this committee in greeting new Owners, delivering information and keeping track of residents in their respective Circles. Kathy thanked them for their help this past year.

Jack Batten thanked all those who volunteered their time to the Association and participated during the year to make this a better place to live.

VII. 2018 ACCOMPLISHMENTS —Jack Batten presented the 2018 Accomplishments.

1. Roofing: We have completed all but 6 out of 32 roofs in Circles 3, 4, 5 and 6. The remaining roofs are scheduled to be completed by the end of this quarter. This is a 2 year project, which began in May 2017. The work in Circles 1, 2 and 7 should begin in the next 6 months (September, 2019).

2. Long Range Plan: Printed copies of the LRP are available, and the LRP can be viewed on the Website under News. A steering committee headed by Jack Iversen, began the LRP by developing an outline of projects to be accomplished in the next 5-10 years. Committee participants on the original steering committee were: JoAnn Saculla, Dale Edington, and Jack Wilhelmi. The outline is not the end product, but identifies improvements that are needed in the complex. We hope to accomplish those needs in the future. The LRP will be updated each year along with utilizing new members to serve in specific areas.

3. CC&R's: The CC&Rs were approved last spring and filed with the proper county officials in June of 2018. A synopsis of the Rules and Regulations was recently adopted and placed on the Website. The entire Rules and By-Laws will be reviewed and updated as needed by the end of this year. Both will be added to the Website when completed.

4. Board communication: We continue to work on increased communication within the Board with our Executive meetings, Board involvement in committee meetings, news articles in the Newsletter and completion of an Owner survey to assist the Board in the LRP.

5. Competitive bids: We have obtained bids for tree work, and termite control; and investigated landscaping competition. Steve Gissendanner recently assisted the Board with implementing some landscaping/gardening ideas that will help with plant survival in the desert.

5. Survey highlights: The survey results will be placed on the Website for Owners to view. There was a 38% response. Jack commented on some of the results of those who responded to the survey.

- 38% Owners have lived here 5 years or less, 20% have lived here 10 years or less, and 15% more than 20 years.
- 53% reside here from 4-6 months.
- 79% do not rent their units.
- 13% own or rent to those with watercrafts or ATVs.
- 57% use the pool.
- 16% use the courts for on a regular basis for tennis.
- 20% use the courts for pickle ball on a regular basis.

- 56% attend social events.
- 55% attend Saturday coffees.
- 58% attend board meetings.
- 14% have used the barbecue pit.
- 36% have used the bocce ball courts.
- 23% have used the horseshoe pit.
- 29% use the Rec area for gatherings of family, etc.
- 100% appreciate the Newsletter.
- 63% utilize the Website.
- 89% have read the revised CC%Rs, with 95% of those who read it, understand it.
- 3% would consider being a member of the Board or chair a committee.

VIII. 2019 GOALS

1. Reorganize the fundraising system for the Project Fund and identify areas of fundraising.
2. Finish the roofing project in Circles 3, 4, 5 and 6 and begin the roofing project in Circles 1, 2 and 7.
3. Help new Board members by identifying Board duties.
4. Find new talent to assist the Board in leadership and the LRP.
5. Revamp our filing systems, to meet the needs of the electronic world.
6. Establish an Owner directory for those who wish to be included.
7. Send out monthly Minutes and other news in a monthly email blast to those who wish to be included.
8. Consider adding a liaison Committee member-at-large of the Board, to represent the committees and assist with fundraising, priorities, etc.
9. Appoint an Historian to update our records.
10. Ask for competitive bids in areas that will improve our complex and/or reduce costs.

IX. HOMEOWNER INPUT:

1. Questions were asked about the Historian position, solar heating of the pool, and dues.
2. Jack commented that we are re-building the infrastructure of a 40+ year old complex, which will take time and money. All areas of the complex are in need of updating, and because of that, the dues will not be going down. We are doing our best to keep dues from going up, or having special assessments, by paying for improvements as we go along. Dale commented that we are in a unique position as an HOA, due to the fact that we are solvent, and our complex qualifies for mortgages.
3. Jack commented on common threads in the recent survey: the satisfaction of those who live here, the friendliness within the community, and the willingness to reach out to each other. He commented that this an important aspect of our community.
4. An Owner expressed his gratitude to the Board for how they handled a recent situation with his dog being attacked by another dog.

X. BOARD COMMENTS:

1. Vice-President—Kathy Yager: Kathy stated that to begin with, she would really miss Dale, and asked for a round of applause for all she had done on the Board. She thanked everyone for all of their support throughout the 25 years she has been here. She noted that many positive changes have taken place in 25 years. She thanked the Owners who bring enthusiasm, energy, ideas and willingness to help keep our complex what it is. She hoped that we can continue to move forward in a positive direction.

- 2. Architectural Committee Chair:** Wayne thanked the Board for the past year.
- 3. Treasurer—Dale Edington:** Dale expressed her joy and pleasure of serving on the Board and thanked everyone for her experience.
- 4. Maintenance--Dan:** Dan said it is a pleasure working for everyone here. Jack commented that one area that received the highest satisfaction rating was for our Maintenance, Dan and Tony.
- 5. President—Jack Batten:** Jack commented that 2018 was a good year for the Board. We had many areas that we needed to deal with. He thanked Kathy, Dale, Connie and Wayne for all they have done, and also thanked all Owners for their patience in allowing the Board to do their work and build teamwork.
- 6. Secretary—Connie Vergine:** Connie thanked all those who supported her on the Board. She reviewed her work on the Board, and pledged to do her best to represent the Owners in the future.

XI. ELECTION RESULTS: Connie announced the results of the election, which were as follows: 120 ballots were received from the 228 Homeowners eligible to cast a vote in this election. This number was a reflection of a 53% return, which was validated by the Nomination Chair. Those elected to serve on the next Board were: Ed Teixeira, Wayne Jones, and Jack Batten. Kathy McBride was thanked for submitting her name for consideration. Connie asked for a Board member to volunteer to chair next year's Nomination Committee. Jack Batten will chair the Nominations Committee next year, with mentoring from Connie and Kathy. Carla Woolington, Marilyn Slezak, and JoAnn Seip volunteered to serve on the nominations committee next year.

XII. ADJOURNMENT:

With no further business, the meeting was adjourned at 7:40 PM. The Board will select the 2019 officers at an Executive meeting on March 22, 2019, called for this specific purpose.

The next regular Owner meeting is scheduled on March 21, 2019 at 7 PM at the Aquatic Center. The next Annual meeting will be held on February 21, 2020.

Respectfully submitted,
Connie Vergine, Secretary
Los Lagos II HOA