

Minutes – April 18, 2019
Los Lagos II Homeowners Association No. 1
Regular Meeting of the Board of Directors

Directors Present: Ed Teixeira—Vice-President, Connie Vergine—Secretary, and Wayne Jones—Architectural Committee Chair.

Directors Absent: Jack Batten—President, Kathy Yager—Treasurer.

Also Absent: Dan Morrow –Manager.

Owners/Visitors Present: Mike and Martha Ogness (H-7), Jack and Connie Iversen (24A), Jim and Joan Luchsinger/Hinkebein (75A), Bob and Val Rodekohr (H-2), Steve Brooks (58A), Judy Jones (49A), Linda Slindee/Martha Kathan (29A), M.J. Teixeira (49D), Ronnie and John Survilla (54B), Gerry and Betty Hauber (60C), Mary and Dennis Shanks (38B), Kathy McBride (23A), Carol Cahalane (72A), Ginny West (40B), Gloria Schmid (61C), Joanne Mill (54A), Ann and Roger Will (H-6), Sue Heglund (74A), Curt Reynolds (24B), Jack Wilhelmi (65A), and Nick Crawford (guest).

1. CALL TO ORDER: The meeting was called to order at 6:59 P.M. by Vice-President Ed Teixeira who welcomed all in attendance.

2. INTRODUCTION OF NEW OWNERS: There were no new Owners present at the meeting. Mike and Martha Ogness were introduced as Owners attending a meeting for the first time.

3. REVIEW MINUTES OF THE MARCH MEETING: All Board Members have reviewed the March 21, 2019 Minutes. A motion was made by Wayne and seconded by Ed to approve the Minutes of the last meeting. Motion carried.

4. REVIEW MARCH FINANCIALS—TREASURERS REPORT: Connie Vergine gave the Treasurer’s report for Kathy Yager. All expenses are in line with the current budget. Expenses for roof damage (due to storms) and water and sewer are higher than last year, but within current budgeted amounts. The budget is in line with projected completion costs for roofing in Circles 3, 4, 5 and 6. Roofing should be completed this summer, with plans to begin the lower circles in the fall. Accounts receivables currently stand at \$4,074.00 owed to the Association, with one Owner over 90 days. There were 10 new Owner closings in the month of March, and 17 year to date. A motion was made by Wayne and seconded by Ed to accept the Treasurer’s report. Motion carried.

5. MAINTENANCE MANAGER’S REPORT: Wayne Jones reported on Dan’s summary. There was a leaking 4 inch water pipe in Circle 4 recently that needed repair by an outside plumbing contractor. Dan and Tony are busy taking care of various issues within the complex. Owners are reminded to call and leave a message on the answering machine with any maintenance issues or concerns, as opposed to stopping them on the streets. They will log and address the message left on the machine.

6. COMMITTEE REPORTS:

A. Architectural Committee: Wayne reviewed the current architectural requests. All have been approved by the Committee. A motion was made by Connie and seconded by Ed, 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 –wall integrity	Pending
3	38C—Michelle Mitchell	Repair covered patio, replace water damaged roof on covered patio with 3 aluminum slats and repaint beams	Approved 1/19	Pending
4	63C—Klootwyk	Install rain gutters	Approved 3/19	Completed
5	64C—Goodell	Install rain gutters	Approved 3/19	Completed
6	39A--Thomas	Remove shrub	Approved 3/19	Completed
7	75A—Luchsinger /Hinkebein	Remove gravel and 2 oleanders by patio and replace with pavers	Approved 3/19	Completed
9	53A—Graham	Replace rock with pavers and cement around patio (scheduled for Oct. 19)	Approved 3/19	Pending/fall
9	62C—Vineyard	Satellite Dish AT&T Direct TV	Approved 3/19	Withdrew request
10	28B—Vail	New gate and wall around patio area to match with other units in Circle.	Approved 3/19	Pending
11	64B—Sabraski	Add patio wall identical to 42B		
12	58A—Brooks	Add patio wall as shown in diagram,		
13	58A—Brooks	Install gutter and downspout on front of patio roof		

B. Tenant Registration: No report.

C. Social Committee: **Judy Jones** thanked everyone for the successful Saturday coffee/breakfast on April 6th, and the Wednesday pizza party at the pool. She announced plans for upcoming Easter Sunday dinner at the pool.

7. OLD BUSINESS:

A. Update: Roofing /fascia project—Ed reported on the progress of the roofing project. Roofing will begin on building #68 on April 19, progressing to buildings #70 and #49, which completes the roofing project. All are scheduled for completion in the next 6 weeks. The proposed improvement project for Circles 1, 2, 7 and the Townhomes will begin in the fall.

B. Update: LRP—Ed is in the process of obtaining volunteers to serve on the LRP committee. He will assign volunteers to smaller sub-committees within the plan, and begin to work on the LRP in November. The more people that are involved, the greater the success of the committees. Please contact Ed if you wish to serve on the LRP, at 928-302-9596.

C. Update—Asphalt Resealing—Ed reported that the resealing of the complex will be a 2 day process, scheduled for late summer or early fall. There are no specific dates yet, but every effort will be made to give notice to residents at the appointed time.

D. Update: Shade for cement pad at pool—Jack Iversen/Jack Wilhelmi—the shade for the slab is here, and permits for installation have been issued. We have a licensed contractor that we are

working with to install it. The shade is a stand-alone structure, giving 50% shade, and able to withstand 120 mph winds. It will not interfere with the operation of the current shades attached to the existing building.

8. NEW BUSINESS:

A. Architectural request form for Customizing Common Areas—Ed reported that the Board is formulating a request form that is specific for Owners proposing modifications to common ground, not specific to a single unit. The Board plans to have this form available on the Website in May. The form will be self-explanatory, and once submitted, with the necessary and pertinent information, the Owner(s) will receive a reply within 15 days.

9. COMMUNICATION:

A. Communications received: **74C**—Request for considerations when roofing of Circles 1, 2 and 7 begins; **67C**—Issues regarding newly purchased unit; **38B**—Request to consider new color scheme when soffits/window dressings etc. is done Circles 1,2 and 7.

All communications have been answered. Wayne noted that Circles 1, 2, 7 and the Townhomes project is not a “roofing” project but is concerned with soffits, window dressings, etc.

B. Warnings/Violations: None.

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

a. Pavers vs. patio cement slabs approval—Question: Why are some Owners allowed to pour cement patio slabs and others are restricted to pavers? Answer: It makes a difference where the irrigation system is, and access to the system and water lines that service the building or patio area.

b. 74C—Question: What was the consideration for 74C (in Communication)? Answer: It was regarding wood frames around windows. It will be addressed in the fall when the project is underway in the lower circles.

c. Broken sprinkler heads--Question: Why does Association pay for sprinkler head replacement instead of PJs if they break them? Answer: They aren't all broken by Landscaping, but also from people walking on them. Difficult to know how and when they were broken.

d. Circle islands beautification—Question: When will the Board address the two Circle island beautification requests? Answer: The requests have some major plumbing and electrical issues involved. It has been tabled until fall. An updated form is being formulated for this type of request, and will be ready in May. The requests will need to be re-submitted on the new *Customizing Common Area Form* instead of an *Architectural Request Form*. Some feedback has been received stating that all the Circle Islands should be the same and consistent with current landscaping design.

e. Pickle ball tournament request for 2020—Question: Why the Board hasn't responded to a request for approval of the 2020 pickle ball tournament? A letter was submitted in March with a specific request for a response at the April meeting. Answer: The request was tabled until fall. Ed promised that her letter will be dealt with as a priority at the next Executive meeting.

Ed thanked Owners for their concerns and that asked anyone with specific concerns to contact him personally.

11. ADJOURNMENT: With no further business the meeting was adjourned at 7:30 P.M. The next regular Owner meeting will be held on Thursday October 17, 2019 at the Aquatic Center at 7:00 P.M. 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