

**Lake Park Village Homeowners Association
Minutes of the Open Meeting
Wednesday January 6, 2016
Lake Park Village Clubhouse**

Board Members Present:

Don Kozak
John Dobel
Karen Dobel
Tom Ruddy
Brian Goedken

Management: Tri-City Property Management Inc.
(480) 844-2224

Bryan Palmaioli ext 114 bryan.palmaioli@tcpm.net

Board Members Absent:

Todd Roche

Call meeting to order: Don Kozak called the meeting to order at 3:00 pm.

Attendees:

Homeowners

Janice & Richard Boring
Pam & Craig Fischer

Vendors

Mark Dirtadian, Clean Cut Account Manager

Approval of Minutes:

Motion: Don moved to approve the December Special Condo Insurance, Open and Executive minutes as written. Brian seconded the motion. Motion passed unanimously.

Financial Report:

Motion: John moved to approve the financial reports for November pending audit. Don seconded the motion. Motion passed unanimously.

Motions:

Topic: Approval of Clean Cut Arbor Care Plan

Motion: John moved to approve the Clean Cut Arbor Care Plan bid in the amount of \$2,259.12. Don seconded the motion. Motion passed unanimously.

Topic: Tile Repair Units 55 & 56

Motion: Don moved to approve the Renco proposal of \$850 to repair a leak at the tile mansard roof on the front of the garages for Units 55 and 56. John seconded the motion. Motion passed unanimously.

Topic: Approve Changes to Rules & Regulations for 2016

Motion: John moved to approve the changes made to the Rules & Regulations to be included in the Annual Meeting Packet. Tom seconded the motion. Motion passed unanimously.

Topic: Select Reserve Study Company

Motion: John moved to approve the bid of \$2,100 from Association Reserves to do the 2016 Reserve Study. Don seconded the motion. Motion passed unanimously.

Topic: Renew Website Hosting

Motion: Don moved to approve the renewal of the Lake Park Village website for another year at a cost of \$122.87. Tom seconded the motion. Motion passed unanimously.

Topic: Eligibility Cutoff Date for Voting at Annual Meeting

Motion: Don moved to set January 31st, 2016 as the eligibility cutoff date to vote at the Annual Meeting. John seconded the motion. Motion passed unanimously.

Topic: Annual Meeting Drawing For Visa Gift Card

Motion: Don moved to approve a \$50 Visa Gift Card for the Annual Meeting drawing in which everyone who returns their mail-in ballot to Tri-City by the deadline will receive one entry and everyone who attends the meeting will receive one entry per unit. Brian seconded the motion. Motion passed unanimously.

Consent Agenda

No motions

Adjournment:

With no other business to come before the Board, Don adjourned the meeting at 4:22 pm.

Next Meeting

February 3, 2016 at 3:00 pm

Respectfully Submitted,



LPV Secretary