

**Lake Park Village Homeowners Association  
Minutes of the Open Meeting  
Wednesday July 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](mailto:bryan.palmaioli@tcpm.net)

**Board Members Absent:**

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**Call meeting to order:** Don Kozak called the meeting to order at 3:10 pm.

**Homeowners Attending:**  
None

**Vendors Present:**  
Brady Kumpula, Renco

**Approval of Minutes:**

**Motion:** Don moved to approve the June Open and Executive Meeting minutes as written. Brian seconded the motion. Motion passed unanimously.

**Financial Report:**

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

**Motions:**

**Topic: Approve Bids for Building 6 and 9**

**Motion:** Don moved to approve the Renco bids #14268 & #14269 for buildings 6 (\$21,236) & 9 (\$22,760) to include adding additional foam at cricket areas to ensure proper drainage to drains and standard garage roof recoat. Brian seconded the motion. Motion passed unanimously.

**Topic: Renew FHA Approval**

**Motion:** Don moved to authorize Bryan to start the renewal process for FHA for an amount not to exceed \$1,500. Don seconded the motion. Motion passed unanimously.

**Topic: Replace Clubhouse Kitchen Sink**

**Motion:** John moved to authorize Don to get a new sink and faucet at a cost not to exceed \$225. Brian seconded the motion. Motion passed unanimously.

**Consent Agenda**

**Repair Flat Roofs Over Balcony for Units 89 and 90**

The motion to approve the Approve bid 14264 in the amount of \$1,700 to repair flat sections above balconies for units 89 and 90 was approved by unanimous written consent.

**Replace Tile Roof Section for Unit 38**

The motion to approve Renco bid #14300 for \$800 to replace the tile roof section at the rear of the patio for #38 was approved by unanimous written consent.

**Adjournment:**

With no other business to come before the Board, Don adjourned the meeting at 4:20 pm.

**Next Meeting**

September 7, 2016 at 3:00 pm.

Respectfully Submitted,

  
LPV Secretary