

**Lake Park Village Homeowners Association
Minutes of the Open Meeting
Wednesday September 7, 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:

Call meeting to order: Don Kozak called the meeting to order at 5:00 pm.

Homeowners Attending:

No homeowners present

Vendors Present:

None

Approval of Minutes:

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

Financial Report:

Motion: Don moved to approve the financial reports for June, July and August pending audit. Tom seconded the motion. Motion passed unanimously.

Motions:

Topic: Preliminary Budget

Motion: Don moved to have the Treasurer include the "Preliminary Budget Handout" (attached) in the 2017 Budget. Brian seconded the motion. Motion passed unanimously.

Topic: Paint Project

Motion: Don moved to award the wood painting contract to DR Painting, if they replace the wood for the pergolas with 2x6's instead of 4x4's for the price, per their bid of July 12, 2016 at a total cost not to exceed \$45,000. *See attached summary.* Tom seconded the motion. Motion passed unanimously.

Topic: Repair Pavement Cut at Unit 70

Motion: Don moved to approve the quote from Ace Asphalt to repair the pavement cut resulting from the water leak at unit 70 in the amount of \$995. John seconded the motion. Motion passed unanimously.

Topic: Replace Clubhouse Kitchen Sink

Motion: John moved to revise the amount approved in the July meeting from for the clubhouse kitchen sink replacement from up to \$225 to \$500. Brian seconded the motion. Motion passed unanimously.

Topic: Clean Cut Tree Removal

Motion: Don moved to approve the Clean Cut bid of \$595 to remove the cypress tree in front of unit 41 and the shoestring acacia in front of unit 81. John seconded the motion. Motion passed unanimously.

Topic: Lake Valve Repair

Motion: Don moved to approve the AZ Plumbing bid of \$1,095 to fix the leaking lake valve. John seconded the motion. Motion passed with one abstention.

Consent Agenda

Backfill Soil Along Interior Lake

The motion to approve the Clean Cut bid #4849 to backfill center lake retaining wall for \$1,294.09 was approved by unanimous written consent.

Adjournment:

With no other business to come before the Board, Don adjourned the meeting at 6:45 pm.

Next Meeting

October 5, 2016 at 3:00 pm.

Respectfully Submitted,

A handwritten signature in black ink that reads "Karen Oebel". The signature is written in a cursive, flowing style.

LPV Secretary

Attachments:

Paint Bid Summary

Preliminary Budget Handout

Paint Bid Summary

Painting bid analysis				
as of 9/5				
	CLC	Empire	DR	Premier
Main Bid One Coat		\$28,181.53		
Main Bid Two Coats	\$59,312.00	\$40,135.47	\$35,950.00	\$34,290.00
Pergolas	\$17,433.00	\$28,679.56	\$3,100.00	\$5,545.00
wood replacement per linear foot				
1x8	\$ 8.15			
2x6	\$ 8.60			\$ 11.50
2x8	\$ 8.40			\$ 12.00
2x10	\$ 9.15			\$ 13.00
2x12	\$ 9.40			\$ 14.00
top fascia		\$ 23.00		
belly band		\$ 17.00		
garage door frame		\$ 16.00		\$ 25.00
any wood replacement (min 7 feet)			\$ 10.00	
Total guess on wood			\$ 4,200.00	\$ 3,396.00
Total Job			\$43,250.00	\$43,231.00

Comments:

- The bids are included in Bryan's management report pages 35-43.
- Some assumptions to fill out the Premier bid, but I think they're pretty close and included as the second tab in the workbook (sent to Board on 9/5).
- DR and Premier come out essentially identical in cost.
- On the specs, DR says they will replace the pergola 2x6 lumber with 4x4. Premier says they will replace with 2x6.
- Other than that, there doesn't seem to be a meaningful difference between the bids. So we're either going to have to flip a coin or ask Bryan about his experience with the two to make a decision.
- The amount over the bids is to cover the uncertainty in wood replacement cost, and we can certainly discuss and amend the amount.

Preliminary Budget Handout

Original Budget compared to Current Estimate as of 9/7/16				
				Comments
	Budget	Current Estimate	Variance Good/(Bad)	
Operating Balance 1/1/16	\$ 25,784	\$ 85,844	\$ 60,059	
Add Income	\$ 431,192	\$ 434,764	\$ 3,572	
Subtract				
Expenses	\$ (319,480)	\$ (324,046)	\$ (4,566)	Includes palm trimming and skinning
Planned reserve transfer	\$ (100,008)	\$ (100,008)	\$ -	
Additional reserve transfer		\$ (50,000)	\$ (50,000)	
Operating Balance 12/31/16	\$ 37,488	\$ 46,553	\$ 9,065	
Reserve Balance 1/1/16	\$ 262,283	\$ 304,808	\$ 42,525	
Add				
Interest	\$ 768	\$ 801	\$ 33	
Planned Contribution	\$ 100,008	\$ 100,008	\$ -	
Additional Contribution	\$ -	\$ 50,000	\$ 50,000	25,000 approved in May, another 25,000 planned later
Subtract			\$ -	
Landscape Improvements	\$ (25,000)	\$ -	\$ 25,000	Decided to pay from operating fund
Roof Maintenance	\$ (18,600)	\$ (73,924)	\$ (55,324)	Bldgs 12,6 and 9
Pergola Repair and paint		\$ (5,000)	\$ (5,000)	
Paint exterior woodwork including replacment		\$ (40,000)	\$ (40,000)	
Reserve Balance 12/31/16	\$ 319,459	\$ 336,693	\$ 17,235	