

**Lake Park Village Homeowners Association
Minutes of the Open Meeting
Wednesday October 12, 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 3:05 pm.

Homeowners Attending:
Unit 13 – Diane Lowman

Vendors Present:
Isreal Solorio, Clean Cut

Approval of Minutes:

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

Financial Report:

Approval for September financial reports tabled pending corrections.

Motions:

Topic: Replacement Tree for Island Between Units 12 and 13

Motion: Tom moved to have Clean Cut plant a shoestring acacia tree to replace the one that was damaged in the island between units 12 and 13. Don seconded the motion. Motion passed with a three to two majority.

Motions:

Topic: Palm Trimming

Motion: Don moved to approve the Artistic Land Management bid of \$4,970.00 to trim 97 fan palms and 6 queen palms. John seconded the motion. Motion passed with a four to one majority.

Topic: Renco Bid for Unit 124 Gutter Repair

Motion: Don moved to approve the Renco bid of \$800 to replace the collector box and downspouts at unit #124. Karen seconded the motion. Motion passed with a four to one majority.

Topic: City Wide Pest Control Bid for Unit 110 Termite Treatment

Motion: Don moved to approve the City Wide Pest Control bid of \$390 for a full termite treatment with one-year warranty. Brian seconded the motion. Motion passed unanimously.

Topic: Renco Bid for Unit 107 Tile Above Garage Repair

Motion: Don moved to approve the Renco bid of \$800 to repair the upper tile section above the garage. John seconded the motion. Motion passed unanimously.

Topic: Revised Bid for Lake Valve Repair

Motion: Don moved to approve the revised AZ Plumbing cost of \$1,245 to fix the leaking lake valve which included an additional \$150 to replace a leaking flange. John seconded the motion. Motion passed unanimously.

Topic: Acquisition of Water-Level Management System for Center Lake

Motion: Brian moved to have the LPV board acquire bid proposals to accommodate the ability for the center lake water level to be governed by a metering system that auto-adjusts water inflow from the moat

feed-water pipe to maintain constant water levels. John seconded the motion. Motion passed with a three to two majority.

Topic: Interim Water-Level Management for Center Lake

Motion: Brian moved to have center lake water levels managed by a subcontractor to the LPV HOA (e.g., Clean Cut, Arizona Lake and Pond Management, or other), using specifications developed by the Board that outline the performance requirements to be included into the terms of a current (or new) contract until a metering system is installed to automatically adjust the water level and maintain constant water levels. John seconded the motion. Motion failed with a vote of four against.

Topic: Select Clubhouse Maintenance Company

Motion: Brian moved to select Cactus Properties as our clubhouse maintenance company at a cost of \$195 per month for weekly cleaning starting December 1st. John seconded the motion. Motion passed unanimously.

Consent Agenda

No items

Adjournment:

With no other business to come before the Board, Don adjourned the meeting at 4:35 pm.

Next Meeting

November 2, 2016 at 3:00 pm.

Respectfully Submitted,



LPV Secretary