

**Lake Park Village Homeowners Association  
Minutes of the Open Meeting  
Wednesday November 2, 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 3:01 pm.

**Homeowners Attending:**

Unit 8 - Diane Wheeler

**Vendors Present:**

None

**Approval of Minutes:**

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

**Financial Report:**

Approval for September & October financial reports tabled pending corrections/availability.

**Motions:**

**Topic: Approve 2017 Budget**

**Motion:** Don moved to approve the budget (see attached) for 2017 as presented. Tom seconded the motion. Motion passed unanimously.

**Topic: Unit 12 – ACC for New Garage Door**

**Motion:** Tom moved to approve the new garage door (style T40S) painted in matching color for unit 12. Karen seconded the motion. Motion passed unanimously.

**Topic: Approve Purchase of Dusk to Dawn Light Controls**

**Motion:** Tom moved to approve an expenditure up to \$260 to buy 30 “Dusk to Dawn Light Controls” from Home Depot to replace faulty garage light sensors. Don seconded the motion. Motion passed unanimously.

**Consent Agenda**

No items

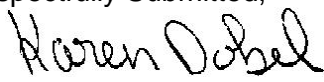
**Adjournment:**

With no other business to come before the Board, Don adjourned the meeting at 4:44 pm.

**Next Meeting**

December 7, 2016 at 3:00 pm.

Respectfully Submitted,

  
LPV Secretary

Attachment(s): 2017 Lake Park Village Operating Budget

Lake Park Village  
2017 Operating Budget

**INCOME**

Association Fees	439,992
Allowance for Bad Debt	(8,800)
<b>Total Income</b>	<b>431,192</b>

**EXPENSES**

**Utilities**

Water - Inside	25,099
Water - Landscape	12,934
Electric	13,000
Refuse	42,900
Internet	1,100
Telephone	663
Sewer	25,513
<b>Total Utilities</b>	<b>121,209</b>

**Landscaping**

Contractual Landscape Maintenance	35,839
Hardscape Maintenance	1,000
Tree Maintenance	16,083
New Shrubs/Trees/Flowers	6,693
Other Landscaping Expense	500
Sprinkler System Expense	4,500
<b>Total Landscaping</b>	<b>64,615</b>

**Pool/Lake Expenses**

Pool Maintenance and Repairs	6,000
Lake Maintenance	7,200
Lake Water	1,200
Fish Stocking	1,700
<b>Total Pool and Lake Expenses</b>	<b>16,100</b>

**Clubhouse Expense**

Clubhouse Repairs/Supplies	1,000
Clubhouse Cleaning	2,340
<b>Total Clubhouse Expense</b>	<b>3,340</b>

**General Maintenance**

Exterior Building surface maintenance	2,000
Street/Parking Maintenance	3,000
Structural Repair (Interior)	500
Structural Repair (Exterior)	5,000
Entrance Gate Maintenance	1,500
Roof, Scupper, and Gutter Maintenance	15,000
Plumbing Maintenance - water lines	6,000
Plumbing Maintenance - sewer lines	1,000
Lift Station Maintenance	4,000
Exterminating	8,000
Miscellaneous Property Maintenance and Supplies	1,500
<b>Total General Maintenance</b>	<b>47,500</b>

**General & Administrative**

Legal Fees	2,000
Management Contract	18,358
Audit Fees	400
Insurance	33,745
Taxes - Income	50
Other Mgmt Co Charges	360
Legal/Collection Fees	5,000
Other G&A	5,450
<b>Total General &amp; Administrative</b>	<b>65,363</b>

<b>Operating Expense ex transfers</b>	<b>318,127</b>
Transfers to Reserve	120,000
<b>Total Operating Disbursements</b>	<b>438,127</b>
<b>Operating Gain/(Loss)</b>	<b>(6,935)</b>