

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

Approval of Minutes:

Motion: Don moved to approve the November Open Meeting, Executive Meeting, Emergency Paint Project Meeting and December Special Meeting minutes as written. John seconded the motion. Motion passed unanimously.

Financial Report:

Motion: John moved to approve the financial reports for September and October pending audit. Brian seconded the motion. Motion passed unanimously.

Motions:

Topic: Adopt CPA Resolution

Motion: John moved to approve the CPA Resolution from Ginsburg & Dwaileebe CPAs LLP to conduct an audit for the fiscal year ending December 31, 2016 for a fee of \$2,000. Brian seconded the motion. Motion passed unanimously.

Topic: Approve 2017 Meeting Dates

Motion: Don moved to approve the attached list of 2017 LPV Meeting Dates. John seconded the motion. Motion passed unanimously.

Topic: Approve ACC – Satellite Dish for Unit 99

Motion: Don moved to approve the ACC from unit 99 to install a satellite dish using either location 1 or 3 per the homeowner's submission. John seconded the motion. Motion passed unanimously.

Topic: Approve City Wide Pest Control Bid for Unit 122 Termite Treatment

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

Topic: Transfer \$35,000 From Operating to Reserve Account

Motion: John moved to transfer \$35,000 from the operating account to the reserve account. Don seconded the motion. Motion passed unanimously.

Consent Agenda

Topic: Beekeeper bid for Unit 21

Motion: The motion to accept the Beekeeper bid of \$1000 to remove honeycomb & repair the tile roof on unit 21 was approved by a unanimous written vote.

Topic: Garage Sensor Lights Additional Funds

Motion: The motion to approve up to \$50 for the purchase of additional light sensors for garage exterior lights. was approved by a unanimous written vote.

Topic: Bid to Repair Tile Leak at Unit 41

Motion: The motion approve the Renco bid of \$800 to repair the tile leak at the rear mansard roof of unit 41 was approved by a unanimous written vote.

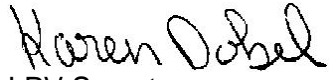
Adjournment:

With no other business to come before the Board, Don adjourned the meeting at 4:10 pm.

Next Meeting

January 4, 2017 at 3:00 pm.

Respectfully Submitted,

A handwritten signature in black ink that reads "Karen Doherty". The signature is written in a cursive style with a large, looped 'K' and 'D'.

LPV Secretary