

**Lake Park Village Homeowners Association
Minutes of the Open Meeting
Wednesday January 4, 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

Call meeting to order:

Don Kozak called the meeting to order at 3:20 pm.

Homeowners Attending:

Nancy Farrell

Approval of Minutes:

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

Financial Report:

Approval for November financial reports tabled pending corrections.

Motions:

Topic: Clean Cut Bid

Motion: Karen moved to approve the Clean Cut bid of \$151.46 to remove the dead/dying yucca in front of unit 86 including plant and stump removal so that another plant can be installed in its place. John seconded the motion. Motion approved by a four to one majority with Don Kozak abstaining.

Topic: D R Paint Bid

Motion: John moved to approve the D R Paint bid of \$10,400 which includes pergola option 7 (details below). Don Seconded the motion. Motion approved unanimously.

Pergola Option 7:	
Paint stucco walls and roof edges to cover elastomeric coating	\$3,800
Prime and paint galvanized drain pipes	\$ 400
Refurbish existing support beams of all three pergolas. Replace top slats on middle pergola to start 6'-8' in from the edges to allow trees room to grow	\$6,200
Total	\$10,400.00

Topic: Cactus Properties Bid 2369 For Pool Area Repairs

Motion: Don moved to approve bid #2369 in the amount of \$650.24 for pool area electrical repairs. Motion failed to get a second.

Topic: Cactus Properties Bid 2370 For Clubhouse Repairs

Motion: Don moved to approve bid #2370 in the amount of \$389.70 for bathroom area repairs. John seconded the motion. Motion failed by unanimous vote.

Topic: Eligibility Cutoff Date for Voting at Annual Meeting

Motion: Don moved to set January 31st, 2017 as the eligibility to vote cutoff date to vote at the Annual Meeting. John seconded the motion. Motion approved unanimously.

Topic: Annual Meeting Drawing For A Gift Card

Motion: Don moved to approve a \$50 Gift Card for the Annual Meeting drawing in which everyone who returns their mail-in ballot to Tri-City by the deadline will receive one entry and everyone who attends the meeting will receive one entry per unit. John seconded the motion. Motion approved unanimously.

Topic: Renew Web Hosting

Motion: Don moved to approve the renewal of the Lake Park Village website for another year at a cost of \$122.87. Brian seconded the motion. Motion approved unanimously.

Topic: Evaluation of Building Stucco Paint Condition

Motion: Brian moved to have the Board characterize the current condition of the stucco paint on all buildings to determine whether and when it is necessary to paint the buildings. John seconded the motion. Motion failed 4 to 1 with Brian voting to affirm the motion.

Topic: Regular Community-wide Inspections & Contractor Performance Tracking

Motion: Brian moved to have the board initiate regular inspections of the entire property with particular emphasis on the common elements. For common elements maintained by contractors, a log of contractor deficiencies will be maintained to better ascertain the general performance of contractors. Motion failed due to lack of second.

Topic: Maintenance Policy – Lakes and Moats

Motion: Brian moved to have the board establish a sub-committee to develop guidelines/specifications to the maintenance for the central lake. The sub-committee will report its recommendations to the full board for final consideration of a final policy. This is intended to aid the board and its relevant contractors. John seconded the motion. Motion failed 4 to 1 with Brian voting to affirm the motion.

Consent Agenda

Topic: Clubhouse Rental

Motion: The motion to allow Unit #53 to reserve the club house from January 7th @ 3pm to January 8th @ 3pm for a total fee of \$25, a security deposit of \$250, and subject to the terms of the Lake Park Village Clubhouse Reservation and Indemnification Agreement. The overnight use period is deemed acceptable on this occasion as it will not interfere with other reservations or planned use(s) based upon the board's knowledge at the time of acceptance was approved by a unanimous written vote

Adjournment:

With no other business to come before the Board, Don adjourned the meeting at 5:00 pm.

Next Meeting

February 1, 2017 at 3:00 pm. [Changed to Feb 8 after the meeting]

Respectfully Submitted,


LPV Secretary