

**Lake Park Village Homeowners Association
Minutes of the Open Meeting
Wednesday February 8, 2017
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 3:00 pm.

Approval of Minutes:

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

Financial Report:

Motion: John moved to approve the 2016 financial reports for November and December pending audit. Don seconded the motion. Motion passed unanimously.

Motions:

Topic: Annual Meeting Refreshments

Motion: Don moved to approve up to \$120 for refreshments to be served at the Annual Meeting. Brian seconded the motion. Motion passed unanimously.

Topic: Renco Bid to Repair Tile – Unit 57

Motion: Don moved to approve Renco bid #BK-4953 for \$800 to repair the tile at the rear Mansard roof for Unit 57. Karen seconded the motion. Motion passed unanimously.

Topic: TCPM Policy Regarding Roof Rats

Motion: Don moved to allow TCPM to take action on all roof rat issues in the future without prior Board vote. John seconded the motion. Motion passed unanimously.

Topic: Proposal for Streamlining the Process for Emergency Repairs

Motion: Don moved to give the property manager blanket authority to approve emergency repairs (which prevent further damage to property and life) up to a limit of \$1,000. John seconded the motion. Motion passed unanimously.

Topic: Approve DR Paint Invoice #970

Motion: Don moved to approve Invoice #970 from DR Paint to cover the final 1/3 of Contract#10065-2 plus the change order to upgrade paint for wood plus the total cost of wood replaced at units. The amount approved was \$19,991 which reflects \$500 withheld from the invoice total of \$20,491 to address issues in the "Paint Inspection Report for Units 91-127" attached. John seconded the motion. Motion passed unanimously.

Topic: Backfill Small Pockets Behind Lake & Moat Walls

Motion: Don moved to obtain a bid from Clean Cut to backfill depressions near the lake wall at units 104-107 and on both sides of all three moats. Brian seconded the motion. Motion passed unanimously.

Topic: Repair Lift Station Cutter Assembly

Motion: Don moved to approve bid #Q013604 for \$2,193 from Fosters to repair lift station pump cutter assembly which includes the cutter wheel, cutting ring and volute gasket. John seconded the motion. Motion defeated by unanimous vote.

Topic: Replace Missing Address Tiles

Motion: Don moved to order replacement tiles from Applewood Pottery for missing numbers on units 5, 53, 63, 104 and 107 at a cost of \$74.14 (11 tiles x \$6.74 per tile including shipping). Tom seconded the motion. Motion passed unanimously.

Topic: Repair Communication to Gate Kiosk

Motion: Don moved to approve option _____ as listed below to restore communication to Doorking at front kiosk.

1. Approve BSN bid #G560797 in the amount of \$783.42 to install a cellular system.
2. Get a bid from Century Link to install & test a phone line from the demarcation point to the kiosk using the existing Doorking board.

John seconded the motion. Motion tabled until we have access to the DoorKing box.

Consent Agenda

Topic: Approval of Amended Version of Rules & Regulations

Motion: The motion to adopt the amended Rules and Regulations attached was approved by a unanimous written vote.

Topic: Unit 94 Garage Settling

Motion: The motion to engage the same structural engineers, Starling Madison Lofquist, to evaluate the situation at Unit 94 and determine if this is a structural problem and make recommendations for the repair was approved by a unanimous written vote.

Note: the homeowner has since withdrawn the request – Feb, 2017

Topic: Front Gate – Replace Exit Magnet

Motion: The motion to approve BSN quote #7576 for \$552.55 to replace the Mag Lock at the front gate was approved by a unanimous written vote.

Adjournment:

With no other business to come before the Board, Don adjourned the meeting at 4:55 pm.

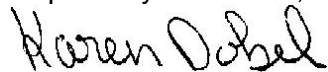
Next Meeting

March 1, 2017 following the Annual Meeting.

Attachments:

Paint Inspection Report for Units 91-12

Respectfully Submitted,



LPV Secretary

Paint Inspection Report

Inspection date: 05 February 2017

Units inspected: 91 – 127 (Inner Ring)

GENERAL COMMENTS:

Exceptional job overall.

On the rear side of all the buildings, the backside faces of all the lower patio beams were not scraped, primed, or painted. Most had gaps at the stucco interface, cracks in the face of the beam, or paint flaked/flaking off. A small handful looked in excellent condition.

“White Roofs” not yet painted. Pergola refurb underway.

Unit	Rear of Building	Front/Garage	
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			
101			
102			
103			
104			
105		Right Side/Right Upper Corner Caulk openings	
106		Left Side Garage Beam Caulk openings	
107			
108	Upper beam above mid-balcony @ corner of building. Gap between wood. Poor installation from previous contractor per homeowner.		
109	The newly installed drain was adequately painted.		
110			
111		Top Garage Beam Caulk openings	
112			
113			
114		Upper Left and Bottom Left Garage Beam Caulk Openings	
115			
116			
117	Lower patio beam – a couple of white blemishes (primer?)		
118	White roof not painted		
119	White roof not painted		
120			
121			
122	Gap @ Rear, upper-balcony board @ corner of building Needs caulk to seal interface		
123			
124			
125	Rear upper balcony beam primed, not painted.		
126	White roof not painted		
127	White roof not painted.		