

**Lake Park Village Homeowners Association**  
**Minutes of the Open Meeting**  
**Wednesday May 3, 2017**  
**Lake Park Village Clubhouse**

<b>Board Members Present:</b> Don Kozak John Dobel Karen Dobel Tom Ruddy Brian Goedken	<b>Management:</b> Tri-City Property Management Inc. (480) 844-2224 Bryan Palmaioli ext 114 <a href="mailto:bryan.palmaioli@tcpm.net">bryan.palmaioli@tcpm.net</a>  <b>Vendor:</b> AZ Lake & Pond – Lead Service Mgr Josh Hall
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**Call meeting to order:** John called the meeting to order at 3:00 pm.

**Vendor Discussion:**

**Topic: Approve Bid For Fish Stocking**

**Motion:** John moved to approve a modified bid not to exceed \$3,500 from AZ Lake & Pond for stocking fish and installing fish habitats. Tom seconded the motion. Motion was tabled until modified bill could be resubmitted.

Note: Board suggestions for change included: no re-stocking of largemouth bass, a split of minnows & gold fish between lake & moats, install minnow condos in each moat as well as the lake.

**Homeowners Forum**

**Approval of Minutes:**

**Motion:** John moved to approve the April Open, Special Meetings (Xeriscape and Gravel Border Project, Central Lake Landscape Rejuvenation Project) and Executive minutes as written. Don seconded the motion. Motion passed unanimously.

**Financial Report:**

**Motion:** John moved to approve the financial report for March pending audit. Tom seconded the motion. Motion passed unanimously.

**Motions:**

**Topic: Approve Purchase of TV for Clubhouse**

**Motion:** John moved to approve the purchase of a 55" TV plus mounting bracket and installation in an amount not to exceed \$1,000 to be used for presentations, meetings, and an amenity for clubhouse rentals.. Brian seconded the motion. Motion passed unanimously.

**Topic: Approve Clean Cut Bid**

**Motion:** Don moved to approve up to \$20,000 for the Curbing DG Estimate to xeriscape between buildings and along the edge of buildings with the addition of the border beside unit 65 where sprinklers have damaged stucco and metal railings. Brian seconded the motion. Motion passed unanimously.

**Topic: Approve Renco Bid**

**Motion:** John moved to approve the Renco bid of \$1,475 to repair the tile roof above the front (chimney section) of unit 93 and to replace broken tiles at the rear tile roof on the 2<sup>nd</sup> level for unit 75 once Bryan verifies the split of the cost for each unit . Tom seconded the motion. Motion passed unanimously.

**Topic: Bid to Paint Pool Fence**

**Motion:** John moved to table the bid from Samora to paint the fence until JZ Handyman completes the repair of rusted sections. Brian seconded the motion. Motion to table action passed unanimously.

**Topic: Revised Rental Packet**

**Motion:** John moved to approve the revised "Rental Letter", "Tenant Registration Form" and "Notice to Rental Agents" documents and to distribute them to all homeowners via U.S. Mail. Brian seconded the motion. Motion passed unanimously.

**Consent Agenda**

**Topic: Unit 127 - Beekeeper Bid to Remove Honeycomb**

**Motion:** The motion to approve the Beekeeper bid P3901 for unit 127 to remove the honeycomb from the 2nd story parapet wall and repair the stucco parapet wall for an amount not to exceed \$1,600 was approved by a unanimous written vote.

**Topic: Unit 112 – ACC for Back Patio Gate**

**Motion:** The motion to approve the Unit 112 ACC for a back patio gate that will match existing community gates & will swing in towards the patio was approved by a unanimous written vote.

**Topic: Clean the Call Box Tile**

**Motion:** The motion to approve spending up to \$100 for Cactus Properties to clean the Saltillo tile surfaces at the front and rear of the entry-way call box was approved by a unanimous written vote.

**Topic: Paint Garage Light Fixtures Black**

**Motion:** The motion to approve the cost not to exceed \$650 (approximately \$5/unit) to have Tory Long paint the garage light fixtures and the light poles at the front gate black using 2 coats of heat-resistant paint was approved by a unanimous written vote.


**Adjournment:**

With no other business to come before the Board, John adjourned the meeting at 5:03 pm.

**Next Meeting**

June 7, 2017 at 3:00 pm.

Respectfully Submitted,



LPV Secretary