

**Lake Park Village Homeowners Association  
Minutes of the Open Meeting  
Wednesday May 25, 2017  
Lake Park Village Clubhouse**

**Board Members Present:** John Dobel  
Karen Dobel  
Tom Ruddy  
Brian Goedken  
**Board Members Absent:** Don Kozak

**Management:** Tri-City Property Management Inc.  
(480) 844-2224  
Bryan Palmaioli ext 114 [bryan.palmaioli@tcpm.net](mailto:bryan.palmaioli@tcpm.net)

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**Call meeting to order:** John Dobel called the meeting to order at 3:00 pm.

**Approval of Minutes:**

**Motion:** Tom moved to approve the May 3<sup>rd</sup> Open and Executive Meeting minutes as written. John seconded the motion. Motion passed unanimously.

**Financial Report:**

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

**Motions:**

**Topic: Clubhouse Internet Service**

**Motion:** John moved to ratify the extension of the clubhouse wireless internet service at about \$50 per month for two years. Karen seconded the motion. Motion passed unanimously.

**Topic: Approve Beekeeper Bid P3965 Unit 125 Honeycomb Removal**

**Motion:** John moved to approve Beekeeper bid P3984 to remove/replace a section of tile on the 2nd story patio roof in the NW corner to remove the honeycomb at a cost not to exceed \$1,300. Brian seconded the motion. Motion passed unanimously.

**Topic: Beekeeper Proposal Authorization**

**Motion:** John moved to increase the amount the property manager can authorize for BeeKeeper proposals up to a limit of \$1,500. Brian seconded the motion. Motion passed unanimously.

**Topic: Fire Hydrants Replacement**

**Motion:** John moved to approve the Metro Fire Bid to remove and replace the three (3) community fire hydrants at a cost of \$4,500 each for a total of \$13,500. Brian seconded the motion. Motion passed unanimously.

**Topic: Roof Rats Building (Unit 25)**

**Motion:** John moved to approve Clean Cut estimate 1568 for tree trimming for \$1527.91. Karen seconded the motion. Motion failed.

**Consent Agenda**

**Topic: Approve Clean Cut Bid #1716**

**Motion:** The motion to approve Clean Cut Bid #1716 of \$548 to provide clearance at unit #33 (homeowner tree) & #34 (community pine) for roof maintenance work was approved by a unanimous written vote.

**Topic: Approve Beekeeper Bid P3965 Unit 41 Honeycomb Removal**

**Motion:** The motion to approve the Beekeeper bid P3965 to remove the honeycomb from 1st story stucco wall at NE corner of unit #41 at a cost not to exceed \$1,300 was approved by a unanimous written vote.

**Topic: Approve Bid For Fish Stocking**

**Motion:** The motion to approve the modified bid of \$3,134.90 from AZ Lake & Pond for stocking fish, installing 3 fish habitats in the lake and 4 minnow spawning condos for the lake and moats was approved by a unanimous written vote.

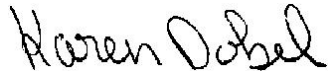
**Adjournment:**

With no other business to come before the Board, the meeting was adjourned at 4:15 pm to open an Executive Session to discuss violations and legal issues.

**Next Meeting**

July 5, 2017 at 3:00 pm.

Respectfully Submitted,

A handwritten signature in black ink that reads "Karen Oebel". The signature is written in a cursive, flowing style.

LPV Secretary