

**Lake Park Village Homeowners Association
Minutes of the Open Meeting
Wednesday July 5, 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: John Dobel called the meeting to order at 3:00 pm.

Homeowners Present: Unit 13

Approval of Minutes:

Motion: John moved to approve the June (held 5/25/17) Open and Executive Meeting minutes as written. Brian seconded the motion. Motion passed unanimously.

Financial Report:

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

Motions:

Topic: Approve Clean Cut Invoice for Xeriscaping Project

Motion: Don moved to approve the Clean Cut invoice #33070 in the amount of \$18,820.10. Tom seconded the motion. Motion passed unanimously.

Motions:

Topic: Tile Repair at Unit 25

Motion: John moved to approve the Renco bid (EE-15219) in the amount of \$2,680 to repair tile roofs above unit 25 and a reseal at the A/C unit. Don seconded the motion. Motion passed unanimously.

Topic: DR Paint invoice to Paint

Motion: John moved to approve the DR Paint invoice for \$3,800 to paint the flat roof white strips with a \$500 hold back until the punch list items are complete. Don seconded the motion. Motion passed unanimously.

Motions:

Topic: Inclement Weather Preparedness as Relates to Roofs

Motion: John moved to appoint a committee to find a qualified alternative roofer (or two) whom we can call in case we cannot get a timely repair made by Renco. Bryan seconded the motion. Motion passed unanimously.

Consent Agenda

Topic: Common Area Building Clearance Pruning Bid

Motion: The motion to approve Clean Cut Bid #5303 in the amount of \$1,332.50 for pruning trees in the common areas as a measure to "rat proof" the community was approved by a unanimous written vote.

Topic: Unit 104 ACC for Replacement of Back Patio Gate

Motion: The motion to approve the ACC for 104's back patio gate was approved by a unanimous written vote.

Adjournment:

Adjournment to Executive Session per statute 33-1248 a.5 at 4:15 pm.

Next Meeting

September 6, 2017 at 3:00 pm.

Respectfully Submitted,


LPV Secretary