

**Lake Park Village Homeowners Association
Minutes of the Open Meeting
Wednesday September 6, 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 3:04 pm.

Homeowners Forum

No homeowners in attendance

Vendor Discussion:

Isreal Solorio from Clean Cut was present to discuss some questions about landscape items in the community.

Approval of Minutes:

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

Financial Report:

Motion: John moved to approve the financial report for June, July & August pending audit. Tom seconded the motion. Motion passed unanimously.

Motions:

Topic: Palm Maintenance

Topic: Artistic Palm Trimming Bid

Motion: John moved to approve the palm trimming bid in the amount of \$4,970. Don seconded the motion. Motion passed unanimously

Topic: Palm Skinning

Motion: John moved to approve 1,000' of palm skinning at a cost of \$8,000 (or 1000' for \$8 per foot) prioritizing the complete skinning of the palms that pose a safety risk of falling debris as listed below:

1. Palms along entrance (11)
 2. Palms by #91 (3)
 3. Palms along Moat 2 that are close to the golf cart path starting opposite #49 (11).
- Allocate any of the remaining budget to palms along Moats 1 and 3 to improve visibility from the entrance. Don seconded the motion. Motion passed unanimously.

Topic: Overseeding

Motion: Karen moved to not overseed the complex this year to rejuvenate the Bermuda grass. John seconded the motion. Motion passed unanimously.

Topic: Renco Bid EE7527 to Replace Broken Tiles

Motion: John moved to approve Renco bid EE7527 to repair broken/missing tiles on the mansard roofs for units #19, #23, #65, #82, #93 and #103 in the amount of \$1,150.00. Don seconded the motion. Motion passed unanimously.

Topic: Front Gate Not Responding to Key Pad

Motion: Brian moved to authorize BSN to replace the call unit at a cost not to exceed \$6,000. Don seconded the motion. Motion passed unanimously.

Consent Agenda

Topic: ACC For Unit 51 Rear Patio Gate Modification

Motion: The motion to approve the ACC for Unit 51 to install a back patio gate/fence that will match existing community gates & will swing in towards the patio was approved by a unanimous written vote.

Topic: #83 Renco Bid EE7230

Motion: The motion to approve Renco Bid (EE7144) in the amount of \$1,787 to fix a roof leak by replacing the scupper, collection box and 4X3 downspout was approved by a unanimous written vote.

Topic: #34 Beekeeper Bid P4117

Motion: The motion to approve Beekeeper Bid (P4117) in an amount not to exceed \$1,500 to remove a honeycomb on the 3rd story NE corner of the parapet wall including repairs to the stucco was approved by a unanimous written vote.

Topic: Release Final Payment to DR Paint

Motion: The motion to release the remaining \$500 to DR Paint as they have completed the punch list was approved by a unanimous written vote.


Adjournment

With no other business to come before the Board, John adjourned the meeting at 4:50 pm. Pursuant to the Arizona Condominium Act, the Board of Directors will be meeting in executive session, pursuant to: ARS § 33-1248(A)(3) Personal, health or financial information of a member and ARS § 33-1248(A)(5) Owner violations.

Next Meeting

October 11, 2017 at 3:00 pm.

Respectfully Submitted,



LPV Secretary

Attachment:

Pictures of Palms to Trim Along Moat 2

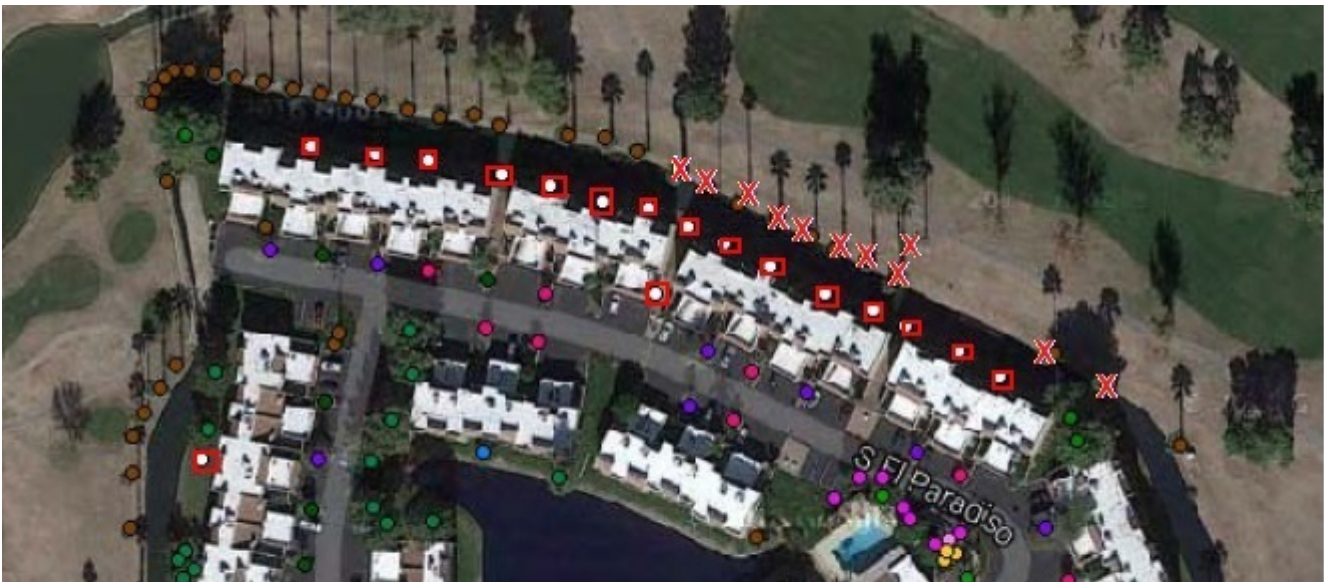
Pictures of Palms to Trim Along Moat 2

Palms marked with red x are the ones to skin first

Picture From Google Maps



Picture From Clean Cut Arbor Proposal



Clip From Clean Cut Tree Map

"X" represent trees (Moat 2) also shown on Google Map to be skinned