

**Minutes of the Open Meeting
Wednesday December 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

Homeowners Present

Units 12, 14 and 16

Vendors Present –

John Nation, Clean Cut
David Gomez, Clean Cut

Call meeting to order: The meeting was called to order at 2:59 pm.

Vendor Discussion

Approval of Minutes:

Motion: John moved to approve the November 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 November pending audit. Tom seconded the motion. Motion passed unanimously.

Motions:

Topic: Set 2018 Meeting Dates

Motion: John moved to approve the 2018 amended meeting dates. Brian seconded the motion. Motion was tabled to carry over until the next meeting.

Topic: Revised Rules & Regulations

Motion: John moved to table approval of the changes to the Rules & Regulations as documented in the “LPV Rules and Regulations Redline version 2017 12 06” attached to wait for additional language. Don seconded the motion. Motion passed unanimously.

Topic: Revise Bylaws

Motion: John moved to revise the Bylaws regarding the qualification of directors, section 3.1 as shown below. Tom seconded the motion. Motion passed unanimously.

3.1 NUMBER AND QUALIFICATION

The affairs of the Association shall be managed by a board of directors consisting of five (5) directors, ~~all of whom~~. All directors must be adult Unit Owners or an adult officer, director, partner or beneficiary of a Unit Owner which is a corporation, partnership or trust. Furthermore, the unit associated with the director must not be in arrears in the payment of any assessment, monetary penalties or other fees and charges due under the terms of the Condominium Constituent Documents. If the unit associated with a director becomes delinquent in payment for more than 60 days, the associated director(s) is (are) disqualified and their position(s) on the board becomes vacant.

Topic: Replace Bulletin Board

Motion: John moved to approve up to \$400 to replace the community bulletin board near the mailboxes. Brian seconded the motion. Motion passed unanimously.

Topic: Common Area Building Clearance Pruning Revised Bid

Motion: John moved to approve the revised Clean Cut Bid #5303 in the amount of \$1,212.50 (a reduction of \$120.00) resulting from changes in the trees pruned in the common areas as a measure to “rat proof” the community. Tom seconded the motion. Motion passed unanimously.

Topic: Tree Removal

Motion: John moved to approve Clean Cut Bid #1785 in the amount of \$3,098 to remove the large dead pine behind building 9 and the large eucalyptus at the entrance. Brian seconded the motion. Motion passed with a vote of 4 to 1 with Tom opposed.

Topic: Doggy Waste Stations

Motion: Brian moved to approve the purchase of two dog waste stations at a cost of \$199.99 each from the Dog Waste Depot. These are to be tentatively installed in the turf areas located in between (1) Unit #28 and #29, and (2) Unit #118 and the Club House. John seconded the motion. Motion passed with a vote of 4 to 1 with Don opposed.

Topic: Bid for Asphalt Repairs by unit 41 and Parking Area Adjacent to unit 103

Motion: John moved to table approval of ACE Bid #330394 – 20449 to patch the parking spot by #103, patch the hole by #41 to repair irrigation leak and to replace 10' of curbing by #41 in the amount of \$1,395. Brian seconded the motion. Motion was tabled until we have a bid to repair a water leak by the island of unit #104, which is also likely to require asphalt work.

Topic: Unit 16 Bid to Repair Sinking Steps

Motion: Don moved to approve the RamJack Quote “Ticity_TS12052017SC” in the amount of \$2,846.20 to replace the damaged section of steps then form and pour the replacement for Unit #16. Karen seconded the motion. Motion passed unanimously.

Topic: Transfer \$35,000 From Operating to Reserve Account

Motion: John moved to transfer \$35,000 from the operating account to the reserve account. Tom seconded the motion. Motion passed unanimously.

Topic: Establish a Building Committee

Motion: John moved to form a building maintenance committee to identify the building maintenance needs of the community, prioritize them, identify qualified contractors, obtain and evaluate bids, make recommendations to the board for approval, follow up with contractors, and examine the work for satisfactory performance. Brian seconded the motion. Motion tabled. No vote was taken.

Consent Agenda

Topic: Roof & Scupper Repair Unit #63 (Bid EE-8193)

Motion: The motion to approve Renco bid EE-8193 for the repair of a section of foam roof and the NE scupper system for unit 63 in the amount of \$1,630 was approved by a unanimous written vote.

Topic: Approve TCH Bid to Install New Ball Valve at Unit #117

Motion: The motion to approve the TCH bid of \$200 to replace the existing 3/4" valve with a new ball valve for #117 was approved by a unanimous written vote.

Topic: Tile Repair Unit #63 (Bid EE-8192)

Motion: The motion to approve Renco bid EE-8192 to repair the tile Mansard roof over the garage roof #63 in the amount of \$800 was approved by a unanimous written vote.

Homeowner Forum:

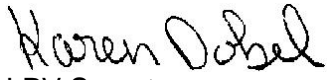
Adjournment:

With no other business to come before the Board, John adjourned the meeting at 5:55 pm. No Executive Session was held.

Next Meeting

January 3, 2018 at 3:00 pm.

Respectfully Submitted,

A handwritten signature in black ink that reads "Karen Oebel". The signature is written in a cursive style with a large, prominent 'K' and 'O'.

LPV Secretary

Attachments:

2018 Meeting Dates

**LAKE PARK VILLAGE HOA
BOARD OF DIRECTORS MEETINGS
Location: CLUBHOUSE
When: First Wednesday of the Month
Time: 3:00 pm (unless stated otherwise)**

2018 MEETING DATES

JANUARY 3

FEBRUARY 7

MARCH 7 – ANNUAL HOMEOWNER MEETING 6:30 PM

APRIL 4

MAY 2

JUNE 6

JULY 19 at 6:00 PM

[skip AUGUST 1]

SEPTEMBER 5

OCTOBER 3

NOVEMBER 7

DECEMBER 5

Please note the dates are subject to change.

**Changes will be posted here, on our web site & on
NextDoor**

Web Site: LakeParkVillageAZ.com

NextDoor: <https://lakeparkvillageaz.nextdoor.com/>

Call our Property Manager, if you have a question.

Bryan Palmaioli at (480-844-2224) ext 114