



Los Lagos II Homeowners

ASSOCIATION NO.1
1700 Montana Vista
Lake Havasu City, AZ 86403-9399
<http://loslagosvistashoa.com>



Los Lagos Vistas II HOA No. 1 Board Meeting with Homeowners Present Minutes September 21st, 2023 @ 7:00 PM

A sign-in sheet was made available to those owners attending the meeting and there was a total of thirteen homeowners in person, five via Zoom and no Townhomes being represented.

1. Call to Order: **Jason Hart**
Jason Hart opened the meeting at 7:00 pm. This meeting was held at the Aquatic Center in rooms 153 & 154 and online via Zoom.
2. Pledge of Allegiance: **All**
3. Introduction of Board Members: **Jason Hart**
Attending board members: Jason Hart, Connie Vergine, Brandi Holder and Jim Corbett (via Zoom).
4. Introduction of new homeowners: **Jason Hart**
No new homeowners present.
5. Review of the June 15th, 2023 board meeting minutes with homeowners present: **Brandi Holder**
Brandi Holder stated that the minutes to the June 15th, 2023, meeting were posted on the website. Connie Vergine made a motion to accept the minutes as written. Jim Corbett seconded the motion. Motion carried.
6. Monthly Financials /Treasurer's Report: **Jason Hart for Jack Wilhelmi**
Reviewed the monthly financial report for August.
7. Maintenance Report: **Jason Hart for Dave Still**
Finish desert scape projects in circles 3 & 4 behind buildings 45, 46 and 48. Plug sprinklers and rock area at the entrance to circle 6. Put in pathway between buildings 57 and 58 in circle 5. Fixed various leaks and picked up numerous broken branches/trees due to wind. Painted the speed bumps on Montana Vista. Lock meter replaced. We had several water main breaks in circle 5, circle 3 and circle 4. We had Tiger Trenching come out to repair those. Our road is private and we have to maintain all sewer and sprinkler lines. Trimmed mesquite trees in Rec area, cut down dead citrus tree by building 38 and installed pool hand rail covers.



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8. Committee Reports:

A. Architectural Requests: **Jim Corbett**

Once Jim returns, he will review and clean up the following requests by the next HOA meeting in October.

ITEM	UNIT/OWNER	REQUEST	DATE OF REQUEST	DATE APPROVED	STATUS
1	52B - BALDRIDGE	FRONT DOOR, WINDOWS & PATIO DOOR REPLACEMENTS	11/20/22	11/20/22	PENDING
2	77B - RUHMAN	RED ROCK IN COMMON AREA	2/14/23	2/14/23	PENDING
3	42A - FREITAS	INCREASE PATIO WALL HEIGHT TO 60 INCHES	11/21/22	11/21/22	PENDING
4	35B - ROBERTS	ADD SECURITY/SCREEN DOOR TO EXISTING DOOR FRAME (WHITE)	3/21/23	3/21/23	PENDING
5	24A - IVERSON	EXTEND PATIO	12/8/22	12/8/22	PENDING
6	73A - LILA	STUCCO REPAIR ON WALL	2/14/23	2/14/23	PENDING
7	34A - KASPER	PLANT BUSGES AROUND DECK	2/23/23	2/23/23	PENDING
8	43B - BURTON	REPLACE FRONT DOOR	4/21/21	4/21/21	PENDING
9	23C - HAMMON	TEMPORARY PRIVACY WALL	2/24/23	2/24/23	PENDING
10	73C - LUTZ	UPGRADES IN CIRCLE 7	2/23/23	2/23/23	PENDING
11	27B - TUCKER	GROUNDS BETWEEN BLDG 27 & 28	1/31/23	1/31/23	PENDING
12	49B - CAREK	REPAIR ENTRY RAMP	2/28/23	2/28/23	PENDING
13	24A - ABBEMA	WALL AROUND PATIO	1/25/22	1/25/22	PENDING
14	74D - MCGUIRE	REPLACE PLANTS AROUND ENTRY	12/22/22	12/22/22	PENDING
15	42B - TOTINO	PERGOLA ABOVE FRONT DOOR	9/27/22	9/29/22	PENDING
16	22D - STRAUSS	REPLACE WINDOWS	5/23/22	5/23/22	PENDING



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17	77B COLLERAN -	REPLACE FRONT DOOR	1/23/23	1/23/23	PENDING
18	56B SCHUESSLER -	REPLACE FRONT DOOR	12/22/22	12/22/22	PENDING
19	59A - WADE	CONCRETE PATIO	1/23/23	1/23/23	PENDING
20	76B - NEILDS	REPLACE LAUNDRY ROOM DOOR	3/1/22	3/1/22	PENDING
21	54D - WITTE	POOL AREA EXPANSION	2/27/23	2/27/23	PENDING
22	69C - HOLMES	ARTIFICIAL TURF TO COMMON AREA	4/22/22	4/22/22	PENDING
23	23C HAMMON -	SIDEWALK REPAIRS	3/14/23	3/14/23	PENDING
24	77D - FINLEY	LAUNDRY ROOM REFINISH	4/3/23	4/3/23	PENDING
25	66B - NAVES	REPLACE PATIO	4/3/23	4/3/23	PENDING
26	34A - KASPER	INSTALL SUNSCREENS	4/10/23	4/10/23	PENDING
27	42A - FREITAS	COMMON AREA IMPROVEMENTS	4/6/23	4/6/23	PENDING
28	75C - LORD	GUTTERS	4/3/23	4/3/23	PENDING
29	25D STRAUSS -	ADD BATHROOM TO D UNIT	3/5/23	3/5/23	PENDING
30	69B - SEIP	ADD WALL AND CONCRETE PAD TO EXISTING PATIO AREA	4/07/23	6/14/23	PENDING
31	35A - SCHMID	TILE EXISTING PATIO	4/26/23	6/14/23	PENDING
32	63D - ROWAN	REMOVE BUSHES AND REPLACE GREY ROCK WITH RED	5/08/23	6/14/23	PENDING
33	1799 MV – MILLER	INSTALLATION OF W&D IN UNIT	5/16/23		
34	75C - LORD	REMOVE OLD PATIO AND PUT IN NEW	5/30/23	6/14/23	PENDING

B. Social Committee: **Joyce Witte**

The social committee has not met for the season yet. Last year they hosted the Western Welcome the second weekend of November. We should be doing something similar this year. The summer BBQ might have been held later than it should have been due to the heat so next summer there may be some changes on the date. Looking at some permanent seating for the new concrete pad.



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9. Old Business:

A. FOB for rec area update: **Brandi Holder**

The FOBs took longer than anticipated but have been programmed. The first distribution event in October when more owners will be in residence. Once the first distribution takes place, keys will no longer work. We will be removing the key lock from the gates and it will be strictly FOBs. Please keep your keys as you may need them to unlock the pool restrooms. If you won't be here when the FOBs are distributed, we will have a rep that you can contact to obtain your FOBs. Payment for the second FOB is also due at the time of pickup. IF your tenant is picking up your FOBs and you are getting a second one, please send a separate check in with your monthly dues for the \$25. We are not allowing your friends/neighbors to pick up your FOBs. Owners will need to pick them up personally when they are in town.

B. Dog park status: **Jason Hart**

The fencing is up and the signage is posted. Final work on the dog park will be completed after committee members return this fall. The forms for the dog park will be posted on the website once final approval is received. Dogs will be required to be vaccinated and dogs of all sizes will be allowed.

C. Sealing of asphalt update: **Jason Hart**

The company we are using will be coming out in November to seal the cracks and then come back next April to do the sealing of the surfaces. We will pay for the project when the job is completed next year.

10. New Business:

A. Reminder about Los Lagos FB page: **Connie Vergine**

The FB page was created approx. 7 years ago as a way for the owners to communicate and share information. **The FB page is not for HOA business and is NOT the official site for our community. The website is the official page for the HOA.** If you have a HOA comment or complaint, please direct those to the email shown on the website.

B. Address excess watering of lawn areas by homeowners: **Connie Vergine**

We have received phone calls and texts with complaints about people watering their grass areas with oscillating sprinklers, which is not permitted. The watering of the common area grass is controlled and taken care of the irrigation system we have in place. This summer was extremely hot but the grass and most of the shrubs look like they are rebounding nicely.



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C. Utility rate increase: **Jason Hart**

At the time of this HOA meeting, the City had yet to vote on this issue but on September 26th passed the vote and the sewer increase will go into effect on November 1st, 2023. We currently pay \$18/unit for sewer, that will be going up to \$53/unit. We are aware that the monthly HOA fee was increased last year but it will be increased again this January. It will more than likely be a 10% increase (\$26/month) so that we lessen the blow for our owners. We are unable to subsidized that amount of money each month without doing so.

D. Palm tree trimming: **Jason Hart**

Dave has been trimming all of the palms in the complex and he should be done in the next couple of weeks.

E. HOA meeting time change: **Brandi Holder**

Starting in October, the meetings will be starting at 6 pm instead of 7 pm.

11. Homeowner input: **Anyone?**

Helen Messrah – question about the water leaks we have been having. Is the water pressure too high coming into the complex? Jason informed us that there are 7 water zones in Havasu. Zone 7 is at the highest elevation and we are Zone 1 at the lowest elevation and our pressure is higher at the bottom. We have a pressure reducing valve at the entrance to the complex and we have one at each building. Those need to be maintained and checked weekly. 60 psi is the goal for each. We will have maintenance keep a log for each building.

John Slezak – asked about the parking spots in front of the mail boxes. We took removed the curbs from those spots but have no plans to block them off completely. We need to paint stripes or put up a bollard to prevent pulling all the way up to the mail boxes. It makes it difficult for the residents to get their mail. A suggestion was made to designate it as a compact spot and take away the compact spot in the circle.

Ronnie Survilla – Ronnie suggested that moving the mail boxes to the end would be safer? Just an idea to consider. Ronnie also commented on the fact that she was walking at night and she heard a loud screeching coming from one of the sprinkler boxes. She took a pic and video of the noise and sent it to Dave at the following email posted on the website: maintenance@loslagosvistashoa.com. Dave came out shortly thereafter. Sending Dave an email is the best way to get ahold of maintenance

Connie Vergine – need to review the parking CCR's as there is not enough room for parking in some circles.



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Eric – Is there still a long term planning committee in the works? Jason responded that there is and to go to our website to familiarize yourself with the plans we have on there and if you have any interest being on the committee, let Jason know and we can get one started.

Joyce Brimmer – who skims and cleans the pool (the tile around the edge)? Jason said Ever Clean but they don't do that. What can we use to clean it safely? Ronnie responded that we can use a scrub brush and elbow grease. It has not been done completely in a year.

Reminder that driving in circles is ONE WAY only.

12. Adjournment: Jason Hart

Meeting adjourned at 8:06 pm

Next meeting will be held on October 19th @ 6:00 pm at the Aquatic Center and online.