



## 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 April 18, 2024

A sign-in sheet was available to those owners attending the meeting; 16 homeowners signed in, including two townhome owners. A Zoom meeting was broadcast with approximately five attendees.

1. **Call to order: Jason Hart**

Jason Hart opened the meeting at 6:05 p.m. in Rooms 153 & 154 of the Aquatic Center.

2. **Pledge of Allegiance: All**

3. **Introduction of Board Members: Jason Hart**

Members Present: Jason Hart, Connie Vergine, Mark Holmes, Jim Corbett, Eric Grimm

4. **Introduction of new homeowners: Jason Hart**

Ana Ruiz introduced herself as a new homeowner.

5. **Review of the March 21, 2024, BOD minutes with homeowners present: Eric Grimm**

Connie Vergine motioned to approve minutes as posted on the HOA website. Jim Corbett seconded. Vote was unanimously approved.

6. **Monthly Financials/Treasurer's Report: Mark Holmes**

Although the HOA continues to be hit with higher expenses for water-system repairs (up \$6,800), roofing expenses (200% over budget), water and sewer rate increases (up \$27,000 over last year), the HOA has \$334,000 in assets, including a reserve fund. A nearly \$12,000 project fund represents various homeowner fundraising initiatives for campus improvements and amenities.

7. **Maintenance Report: Jason Hart for Dave Sill**

The HOA maintenance team responded to unexpected water repairs and has been focusing on landscaping and other ongoing maintenance and repair, such as hose-bib repairs, regulators, and ongoing stucco repairs. Also repaired irrigation sprinkler leaks. Two laundry room doors were replaced and the women's restroom door at the pool will

be replaced. A major Circle 7 underground leak was repaired.

Scheduled summer work includes carport-ceilings, laundry-room doors, landscaping projects, and more.

## **8. Committee Reports**

### **A. Social Committee:**

Joyce Witte reported a good year of social events, with about two events per month. About 87 people enjoyed the last Saturday social, the April 10 Fiddle Fest hosted more than 70 people.

Social events raised more than \$5,000 this year. Social-event money from last year funded pool furniture. The group has the largest share of funds contributed to the \$11,893.48 project fund, nearly \$6,200.

The committee is on break until fall, but don't rule out impromptu events, Joyce said. She thanked fellow committee members Carol Rumann, Kathy Yager, Cindy Armstrong, Betty Hauber, and Shirley Webb.

### **B. Landscaping Committee:**

Jim Corbett said the Dirt Crew has been working hard on upgrading rock gardens and roadway areas. He thanked homeowners doing their projects, such as Rosie Weston's work on Al's Garden and Bob and Sharon Litz working on the perimeter pathway by the dog area. He said the Dirt Crew is willing to help individual homeowner projects.

### **C. Circle Captain Committee:**

Kathy Yager reported the circle captains have been working in coordination with other groups to get projects completed.

Kathy announced she would be stepping down as chair of the 16-member circle captain group.

### **D. Rec Area Committee:**

Rosie Weston reported the group has been working on various projects, such as bringing back bingo for fun and profit, requesting the oleanders be cut down to improve appearances, and getting a bid for replacing a fence on the south side of the pool. Mark Holmes later reported the bid was received April 18, signed the next day, and that he is working on getting work scheduled with Armor Fence.

### **E. Off-Leash Dog Area Committee:**

Gloria Schmid thanked the working committee that raised funds and organized the off-leash area development, including Faith Skizewski Co-Chair, Gloria Schmid Co-Chair, Jim Corbett, HOA Board Representative, John Migaiolo, Cindy

Armstrong, David Lord, Eric Grimm, Joe Schweighart, plus many volunteers. She said Nicole Finley volunteered to watch the Dog Run over the summer, along with Roxi Webster, Gene Schuessler, Susan McGaugh, Mike Schmid, Jeff Roberts, Ann Will, Rosie Weston, and many others.

She thanked Connie Vergine for the umbrella that fits the picnic table there, and said the dog swimming pool should help this summer.

Dog Release and Waver Form and Contact Information forms are available on the website. 25 dog owners have signed the forms.

## **9. Old Business**

- A. The Board unanimously approved new Carport Rules to help clarify what's appropriate for carport use. The new rules are posted on the HOA website with background and details, plus details on watercraft and bike storage requirements.
- B. Jason Hart reported pavement repairs are being coordinated with Sunland Asphalt and the board should have the contractor's schedule within three weeks.  
The work may cause complications if homeowners leave vehicles or trailers on the asphalt. See the HOA website for details. Jason urged homeowners to make arrangements to move vehicles and trailers if they are left on campus during the summer.
- C. Mark Holmes updated the board on Allo repairs, saying the project is nearing the end of digging and trenching. The pilot unit installations in Buildings 68 and 77 have not been done.
- D. Jason Hart reported that after persistent reminders, Republic Services waste disposal has begun replacing circle dumpsters with freshly painted ones to improve appearances.
- E. Eric Grimm reported that the Board will take input from the 12-member Long Range Plan Committee and develop a comprehensive strategic plan that will outline overall community goals and translate them into operational plans and schedules. The work should be completed this summer.

## **10. New Business**

- A. Current Architectural requests were approved, including two new electric vehicle charging systems. The systems will not add electrical demand to existing units but may affect individual unit demand if electrical use exceeds breaker limits.
- B. The Board unanimously approved a clarification of Architectural Rules that would prohibit installation or placement of temporary or permanent hot tubs, Jacuzzis, or therapy tubs on patios.

## **11. Homeowner Input**

- A. A question asked whether the HOA would be able to take credit card payments for dues so homeowners may collect credit care benefits, such as loyalty points and cash-back. The Board will explore the option, but it may mean added processing costs if a system is set up.
  - B. Rosie Weston presented concerns about lawns and not winter-seeding grass, which looks like it's enabling more weeds now and affecting campus appearance. The Board will investigate options for improved lawn management.
  - C. Nichole Finley asked about pool repair and draining the pool in summer, asking to delay repairs until August. Jason Hart said the pool won't be drained during upcoming repairs but covered. The Board is awaiting repair scheduling to be confirmed.
  - D. A few maintenance and repair concerns were mentioned, and the Board said they would be investigated.
  - E. Regarding a question about storage racks in carports, the Board won't be permitting inadequate or poorly constructed racks for watercraft and won't be approving requests for racks made with lumber.
12. Jason Hart adjourned the meeting at 7:09 p.m.