



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 20th, 2023 @ 7:00 PM

A sign-in sheet was made available to those owners attending the meeting and there was a total of twenty-one owners in attendance with sixteen condo units 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.

2. **Pledge of Allegiance: All**

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

Attending board members: Jason Hart, Connie Vergine and Brandi Holder

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

No new homeowners present

5. **Review of the March 16th, 2023 board meeting minutes with homeowners present: Brandi Holder**

Brandi Holder stated that the minutes to the March 16th, 2023, meeting were posted on the website. Jason Hart made a motion to accept the minutes as written. Connie Vergine seconded the motion. Motion carried.

6. **Monthly Financials /Treasurer's Report: Jason Hart**

Reviewed the monthly financial report provided by Jack Wilhelmi. Connie Vergine made a motion to accept the report, Jason Hart seconded. Motion carried.

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

Replaced laundry doors in Bldgs 24 & 29, replaced irrigation valves in Circle 2, started and finished Circle 1 landscape project between Bldgs 26 & 27, spread red rock along Montana Vista with the bob cat, replaced shut off valve and replaced some dry wall in the carport for Bldg 23D due to a leak, spraying and pulling weeds throughout the complex, replaced 2" valves in Circle 2, replaced main line due to break in Circle 6, fixed a irrigation break under the asphalt in Circle 2, fixed leak in the women's restroom and started a landscape project between Circle's 5 & 6. Heater was repaired for the pool. Received a quote on a new one which would cost approx. \$4200.



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8. Committee Reports:

A. Architectural Requests: Jason Hart

Reviewed process for requests. Cut and dry requests get reviewed and approved by the Architectural committee. More complex requests get brought before the board for approval. 27 open requests, 7 completed requests.

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 FOOR 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	GROUND 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
17	77B - COLLERAN	REPLACE FRONT DOOR	1/23/23	1/23/23	PENDING



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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
		COMPLETED:			
1	58A - GRAHAM	PARKING LOT EXTENSION	2/22/23	2/22/23	COMPLETED
2	33A GORMAN -	NEW WINDOWS	1/23/23	1/23/23	COMPLETED
3	43D MCGUAUGH -	IRON GATE ON STAIRS	12/22/22	12/22/22	COMPLETED
4	33A GORMAN -	NEW WINDOWS	1/23/23	1/23/23	COMPLETED
5	55D BRIMMER -	DRYER VENT RELOCATION	1/23/23	1/23/23	COMPLETED
6	43D - TELXEIRA	BENCH IN COMMON AREA	11/22/22	11/22/22	COMPLETED
7	24B REYNOLDS -	REPLACE WINDOWS	12/11/22	12/11/22	COMPLETED
		29 PENDING, 7 COMPLETED			



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B. Social Committee: **Joyce Witte**

Met at the end of March to review how the year went. There are no scheduled activities for the summer but if you would like to propose one, please reach out. It was a successful social season. Hosted 6 coffee socials and 6 major fundraising events. Had 2 pot luck suppers. Attendance was consistent with last years numbers. Funds raised were just under \$5,000. The committee submitted an architectural request to expand the pool area by 500 square feet. It will be a U-shaped concrete area. This request was approved. This will start in approx. 2 weeks. May purchase more tables and chairs with the left over funds. The committee has one open spot, please reach out to Joyce if interested. There is a will call list as well if you are willing and able to help at events.

C. Circle Captains Report: **Joyce Witte for Kathy Yager**

Doreene Schaffer has volunteered to be an additional circle captain in Circle 1 and Kathy wanted to thank her.

D. Dog Park Committee Report: **Gloria Schmid**

Met April 17th and welcomed new member, Rick Powell (Circle 4). The bid from Armour Fence came in lower than anticipated at \$2,238.41. The fence will be 4 feet high with 2 gates and will have a code lock to access it. The public utilities have been marked, the water access has been decided and Jason has submitted the public easement form to the City for review and approval. Faith is working on getting an estimate for the signage, and the committee is distributing the indemnity form and the other forms to call the circles and townhomes. The indemnity form is from our attorney, the dog rules, CC&R's and release form signed by the owner are all included in the packet. The owner must sign and acknowledge for their renter if their renter has dogs. Carol Rumann requested that the forms are given to the circle captains so they can provide them to new owners and renters. Waiting on City's approval on easement and then the fencing can be started.

9. Old Business:

A. FOB and security gate update: **Jason Hart**

The FOB company will be coming out on May 14th. **The first part will be meeting with them to determine where we need to dig the trenches to bring power to the gates. Once that is complete, they can install the system.**

B. Pool area requests / reservations: **Connie Vergine**

Connie reviewed the new policy for reserving the rec area and explained the new form which will be available online. Connie clarified that the pool will remain open even IF there is a reservation for the pool and pool area. \$25 to hold a party, \$50 refundable cleaning deposit. Joyce asked about a minimum amount of people before you would have to use the form and Connie explained that each owner can have 2 guests with them per the rules. You may also



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have your family members with you. Connie will be revising the form to include the Owner signing off on the form for their renter. Owners are responsible for their renters. Cleanliness of the bathrooms and the trash in the pool area were also discussed. Brandi Holder motioned to approve the new form, Jason Hart seconded. Motion carried. Jason will ask Dave about the pool trash/bathroom schedule.

C. Chip Seal Update: Jason Hart

Looking at Fall 2023.

D. Replacement of circle/pool bulletin boards: Jason Hart

Will be replacing 2 bulletin boards as a test for the most worn-down circle bulletin boards. The pool bulletin board will be replaced with a smaller version.

E. Monthly homeowners meeting throughout the year online/in person: Brandi Holder

The room has been reserved at the Aquatic Center for the remainder of the year to proceed with holding monthly meetings every month. We will conducting the meetings on Zoom as well. The information will be provided on our website and our goal is to record the meetings so you can watch them if you miss them. We are still finalizing the details.

F. New roofing for Building 59 & 62: Brandi Holder

Roofing has been completed on both Buildings. We have patio roofs that still need to be done and we will get those scheduled throughout the year.

10. New Business:

A. Approval of Racks for water toys: Jason Hart

Purchase 2 racks, each rack holds 6 kayaks. Jim Corbett is spearheading this project. These will be placed inside the gate in the rec area off Montana Vista. The cost is \$60/year per space. If you would like a spot, please reach out to Jim. Connie Vergine motioned to purchase 2 racks, Brandi Holder seconded. Motion carried.

B. Approve ordering Circle Bulletin Boards: Jason Hart

Brandi Holder motioned to approve as discussed above, Connie Vergine seconded. Motion carried.

C. Volunteer day for cleaning and repair of storage building in the Rec Area?: Jason Hart

We need to fix/replace the door and patch the roof. Please reach out to Jason if you can help.



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11. Homeowner input: Anyone?

Brett Schaffer in Circle 1 expressed his concern about the cars with expired plates sitting in the circle. Jason explained that while he understands the frustration, we have taken steps to clear up the situation in the best manner possible.

Patty Miller in Circle 4 was asking about the pool closure due to the yellow algae. Jason said he spoke to Dave and it was being treated and would be reopened before the weekend.

Numerous homeowners are concerned about the age and functionality of the pool equipment (ie, pump, filter and heater). We need to verify that the filter is getting cleaned on a regular basis.

12. Adjournment: Jason Hart

Meeting adjourned at 8:05 pm

Next meeting will be held on May 18th @ 7:00 pm at the Aquatic Center and online.