



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 January 19th, 2023, 7:00 PM

A sign-in sheet was made available to those owners attending the meeting and there was a total of fifty-four owners in attendance with forty-two condo units and no Townhomes being represented.

1. Call to Order: **Jack Iversen**

Jack Iversen opened the meeting at approximately 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: **Jack Iversen**

Attending Board Members: Jim Corbett, Jason Hart, Jack Iversen and John Migaiolo.

4. Introduction of new homeowners: **Jack Iversen**

There were no new homeowners present.

5. Review Minutes of December 15th, 2022, Board Meeting with Homeowners Present: **Jason Hart**

Jason Hart stated that the minutes to the December 15th, 2022, meeting were posted on the website. John Migaiolo made a motion to accept the minutes as written. Jim Corbett seconded the motion.

6. Monthly Financials /Treasurer's Report: **John Migaiolo**

John Migaiolo reported that assessments for the LLV Ins are coming in but not at a 100% yet. New certificates will be issued March 1st. He reported that the first installment payment for the five new electrical boxes in the amount of \$10,000.00 has been made. The water and sewer bills are all caught up with last being \$16,000.00. He finished that with the year still new, we will have to wait on new projects until more dues money comes in. Jim Corbett made a motion to accept the minutes as written. Jason Hart seconded the motion.

7. Maintenance Report: **Jack Iversen for Dave Still**

Jack Iversen reported that there were several maintenance projects since last report such as setting and placing boulders in Circle 5, trimming large olive tree in Circle 1, completing stucco work for Condos 33A, 35A, 43D and 60A, replacing several water shut-off valves and pressure regulators, repairing several water lines breaks around the complex, etc. Dave asked Jack to remind homeowners to call the maintenance phone when they call Optimum to install new tv and internet cables to their unit.

8. Committee Reports:

A. Architectural Requests: **Jim Corbett**

Jim Corbett reported that there were thirty-six projects that were on going. eight have been recently completed.

Jim Corbett took a moment to touch on all the work the landscape Team did in a recent event in which they concentrated on another section of Montana Vista. He encouraged others to participate with the future events planned for the 2nd Tuesday of every month, meeting at 9:30 am at the maintenance shop.

B. Social Committee: **Joyce Witte**

Joyce Witted reported on the success of the recent Annual Silent Auction at Iversen Park, held on Saturday, January 14th with beer, brats and bocce ball. She reported that the event raised a record \$2,280.00! After paying various costs to put the event on there was netted a total of little more than \$2,000.00. The Mexican Fiesta is coming up on February 18th at 4:00 pm at the pool.

C. Circle Captains Report: **Kathy Yager**

Kathy Yager was unable to attend so there was no report.

9. Old Business:

A. Perimeter Pathway Update: **John Migaiolo**

John Migaiolo reported that the crew is focusing between Circles 5 to 6. February 7th at 9:30 am will be the first meeting for those volunteers wanting to help to come and assist. He reported to that the BOD is exploring options for edging as the metal edging is getting costly and newer materials are not as thick as previously used edging.



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B. Grass Removal Update: *Jack Iversen*

Jack Iversen reported that nothing is in the works now as efforts are currently focusing on landscaping and pathway projects.

C. Water Rate Update: *John Migaiolo*

John Migaiolo reported that the City is working with a consultant to perform a new water rate study that will begin in March of this year.

D. Pool Security Update: *John Migaiolo*

John Migaiolo reported that the first installment of payment towards the purchase of equipment was made to beat the new year deadline increase of 10 – 15 %. As more dues come in and a few projects of higher priority are addressed the remainder of equipment and installation of new system will occur.

E. Dog Park Status: *John Migaiolo*

Though not on the agenda John Migaiolo wanted to report that movement on the Dog Park is still going forward. He gave a brief history on past happening and stated that currently the BOD is reaching out to the HOA's Attorney and Insurance Reps to verify liability risks and if any insurance premium increase could occur if one is established.

F. Chip Seal Update: *Jason Hart*

Jason Hart reported that the City has opted to not have a chip seal program this year, therefore will not be going out to bids. The next anticipated bid pursuit is the spring of 2024 though not set in stone. Jack Iversen has opted to pursue requests from Cactus Asphalt and will be meeting with them soon to obtain a quote.

G. Carport Reminder: *Jack Iversen*

Jack Iversen reminded all that we need to keep carports clean.

10. New Business:

A. Meter Box Replacement for Bldg. 25 at a cost of \$1,750.00: *Jack Iversen*

Jack Iversen reported that Bldg. 25 has a meter box that needs to be replaced. The building is currently experiencing periodic outages and glitches. The meter box has already been purchased and this cost is only for labor to install. Jim Corbett made a motion to move forward with installation of a meter box for bldg.. Twenty-five at a cost of \$1,750.00. John Migaiolo seconded the motion and all four BOD present voted yes.

B. New AC Stands and Foam Roofing for Bldg. 59 Units B, C & D at a cost of \$6,583.00: *Jack Iversen*

Jack Iversen reported that Bldg. 59, Units B, C & D have a roof that has not been foamed properly and needs to have the AC units on top of it be put on stands. Jack also reported that Bldg. 58 has an AC unit that needs lifted as well. The cost for the material and labor to do so is \$6,583.00. Jason Hart made a motion to move forward with foaming the roof and installing AC Stands at a cost of \$6,583.00. John Migaiolo seconded the motion and all four BOD present voted yes.

C. New Maintenance Tool Checkout Form: *Jason Hart*

Jason Hart reported that the BOD feels that we have many talented people that live in our community. These talented people, at times, step up to the plate to lead or help with projects that enhance our community. It is the BOD's opinion that should an individual who volunteers to do so not have the tools they need, they should be able to borrow the HOA tools to do so. This can cause a problem in that tools that are needed by our maintenance team for routine or emergency tasks might not be available due to a member utilizing them already. The BOD has decided to create a form that allows for members to check tools out, with the knowledge of the Maintenance Lead David Still and a current BOD. It is not envisioned that this will occur often but having a form can eliminate confusion as to where a tool is and whether it was returned or not. The form is still in draft form but nearly complete.

D. Introduction of Members Running for the Three BOD Positions currently Available: *Jack Iversen*

Though not on the agenda Jack Iversen wanted to give the individuals who put an application in prior to the January 8th, 2023 deadline an opportunity to introduce themselves. Incumbent Jim Corbett introduced himself and gave a little background on himself and why he wanted to run again. Brandi Holder introduced herself and gave a little background on herself and why she wanted to run. Bob Rodekohr was not present but Jack Iversen gave a little background on him. Jack Iversen also graciously opened the floor to Connie Sue Virgine, who unfortunately did not make the deadline, but has announced that she is running a write in candidate. She gave a little back ground as well and why she wanted to run.

11. Homeowner input: *Anyone?*

There were 4 Homeowner that provided input and asked questions into a range of topics as follows:

- *One asked how does a member go about returning their voting ballot once they have voted? Jack Iversen explained that they can put the ballot envelope in the drop box or bring it to the annual meeting to drop in a designated location at the beginning of the meeting.*



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- *Gloria Schmid came before the group and announced that there was a petition that was in favor of the dog park that 89 owners had signed. She also let the group know that \$2,200.00 had been raised to cover half of the originally stated cost to build a fence as requested by the BOD at the October meeting.*
- *Joyce Witte asked about the status of the pool deck repair? Jack Iversen reported it was still a project to be completed but had other priorities ahead of it at the moment.*
- *Eric Grimm thanked the BOD for fixing the roof at his unit. Jack Iversen announced that there were a total of four patio roofs that were fixed.*

12. Adjournment: **Jack Iversen**

Meeting adjourned at 7:55 pm.

*Special reminder that our upcoming HOA Annual Meeting will be held on February 23rd at 7:00 pm. This meeting will be held in the larger rooms, Rooms 155 & 156.