



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 June 15th, 2023 @ 7:00 PM

A sign-in sheet was made available to those owners attending the meeting and there was a total of eighteen owners in attendance with fifteen 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 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 Jack Wilhelmi (via Zoom).
4. Introduction of new homeowners: **Jason Hart**
New homeowner Mary Carek attended via Zoom. She has been here for 3 months and resides in Circle 4 at 1919. She is enjoying living in this community.
5. Review of the April 20th, 2023 board meeting minutes with homeowners present: **Brandi Holder**
Brandi Holder stated that the minutes to the May 18th, 2023, meeting were posted on the website. Connie Vergine made a motion to accept the minutes as written. Jason Hart seconded the motion. Motion carried.
6. Monthly Financials /Treasurer's Report: **Jack Wilhelmi**
Reviewed the monthly financial report for June.
7. Maintenance Report: **Jason Hart for Dave Still**
Finished installing the wire for the key FOB system, cleaned out one of our storage sheds for the new gate equipment, installed an A/C in said shed to keep it cool for the equipment and insulated it. Fertilized all of the lawn areas, installed more pathway between Circles 3 & 4, fixed various irrigation leaks, including some pipes under the asphalt in some of the circles, installed new pressure regulator in Building 68 and at the rec area, fixed a leak at the 8" water main for the complex located by the flag pole at the entrance, worked on the entrance to the dog park and cleaned up some brush.



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8. Committee Reports:

A. Architectural Requests: **Jason Hart for Jim Corbett**

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. 34 open 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 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 BUSHES 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	FOUNDATIONS 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**

There is an event coming up, this will be the second year for this event. It is a BBQ on July 2nd at the rec area. We will have watermelon, corn and burgers. Cost is \$10, money is due by 6/29 and it will start at 4pm. Bring your own towel and drinks.



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9. Old Business:

A. Pool security gate update: **Jack Wilhelmi**

Jack spoke with the FOB company, and they had to order the magnets for the gates. FOB system should be in place by July 1st. The company will go over the FOB's and the software with the board members. The company can leave one of the gates unlocked while we distribute the FOB but that will be determined by the Board. Once we have a firm date and the FOBs in hand, the Board will set a date when owners can come pick up their FOBs. There will be multiple opportunities to get your FOBs and signage will be posted on the pool gates on how to get those. Owners will be required to get the FOBs for the tenants unless they send in an email to the BOD giving their tenant permission to pick it up. Please include your name, the tenants name, and the address of your unit.

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

Ready for fencing, fence company has delayed installation. Supposed to be started on Wednesday, the 21st. Signage is in and ready to be put up once the fence is in.

C. FOB distribution information: **Jack Wilhelmi**

See pool security gate update above.

10. New Business:

A. Reminder about where to find our CC&R's: **Brandi Holder**

We have had some concerns sent into the Board so we would like to remind everyone that you can find all of our CC&R's on the Los Lagos websites under documents. There is a summarized version of our most prominent CC&R's on there in regards to tenants, pets, parking and it's super informative. That summary usually answers the questions to things owners are most concerned about.

B. Water shut off valve reminder: **Brandi Holder**

This was mentioned in the newsletter but when you do leave for any extended period of time and will have your water shut off, it's a good idea to remove the water shut off valve handle so that someone else doesn't turn your water on and off by mistake. If you are unable to put the handle back on upon your return, maintenance has extra handles.

C. Dumpster schedule reminder: **Brandi Holder**

The trash gets picked up one time a week on Tuesdays. If your dumpster gets full before pick up, you can call and leave a message for maintenance and they can smash it down with the



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bob cat. We also have other dumpsters in the complex for use. Please break down your large boxes and for larger items, use the dumpster by the maintenance shop.

D. Edited criteria for rec requests: Connie Vergine

Revised due to input from owners at previous meetings. Criteria will be posted on the website. These have been designed to help keep our complex nice.

Outdoor bulletin boards have now been replaced in all circles and at the pool (thanks Jason!)

Jason challenges Circle 6 to come up with an Island Beautification plan for this Fall!

11. Homeowner input: Anyone?

Arlene Anderson has stated that the grass around her area has turned brown and she does not believe the sprinklers are working by their unit (1826). Connie stated that they may have been turned off for grass/rock replacement. Jason will inquire with Dave.

Dave Ellingson (1741) is concerned about the stucco on the older buildings. Jason stated that last year the BOD had discussed the issue of the stucco and a list of buildings was going to be put together to review where maintenance needs to address these stucco issues. Building 27, 32, 26, 39, 46 and 71 expressed concerns in the meeting as well. Jason said this could be a targeted job for this Fall.

Ronnie suggested that we put a thermometer next to the server to make sure the temp stays where it needs to be for the equipment to run correctly.

Eric in Circle 6 would like a new dumpster. The current one is old and needs to be replaced.

Connie would like to see the oleanders by the pool cut down as well as the trees, the fence repair or replaced and let's just beautify our pool area. Joyce Brimmer would like us to repair our pool for longevity. For example, the tile and the cleaning of it. Jason stated that Brandi and Connie are putting together a list for what we need at the pool area to improve it. If you have any suggestions, please email the BOD. The new circulation pumps were installed the week of the 19th and bigger heaters will be installed this Fall.

12. Adjournment: Jason Hart

Meeting adjourned at 7:47 pm

Next meeting will be held on July 20th @ 7:00 pm at the Aquatic Center and online.