



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 March 21, 2024

A sign-in sheet was available to those owners attending the meeting. Eighteen homeowners signed in, including two townhome owners. No Zoom meeting was broadcast.

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

Jason Hart opened the meeting at 6 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, Eric Grimm

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

No new homeowners were present.

5. **Review of the January 18th, 2024 BOD minutes with homeowners present: Eric Grimm**

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

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

Monthly financials continue to be impacted by recent city water and sewer hikes, which nearly doubled those expenses to \$47,477.25. Insurance and trash-removal rates also increased. Detailed reports are available to homeowners.

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

Ongoing work included irrigation and utility line repairs, roofing in Circle 1, and more. A water line break by Allo contractors which shut down campus water for a short period was noted. Homeowners were reminded to notify the HOA by phone or email if they see problems.

8. **Committee Reports**

A. Architectural Requests:

Connie Vergine reported approved requests by Schuessler, 56B, to improve landscaping and weeding behind Bldg. 57; by Pahan to replace windows; and by Schweighardt for landscaping improvements between buildings 68 and 69.

B. Social Committee:

Jason Hart reported appreciation for successful events, including the St. Patrick's Day event, game times, and other activities. The Easter Potluck was announced.

C. Landscaping Committee:

Connie Vergine reported several landscaping projects were approved, including trimming oleanders near tennis courts, finishing recreation area work that included desert scaping, and fencing improvements near the recreation area.

Painting in Circle 7 was completed and painting of trim, stairways, and other areas began in Circle 2.

Work continues on the perimeter path, including completion of the trail around Bldg. 74 toward the new off-leash dog area.

The volunteer Dirt Crew will continue work through April on Thursday mornings.

D. Circle Captains:

Nothing to report, but several social events and circle parties were noted.

E. Rec Area Committee:

Ann Will thanked those who participated in various events that raised money to fund rec-area improvements, indicating approximately \$2,700 in donations will be realized to fund projects. The committee is waiting on bids for fencing improvements.

F. Kayak Committee

Jim Corbett will manage release forms and setup for kayak racks.

G. Off-Leash Dog Area

Eric Grimm reported John Migaiolo assembled the new picnic table in the area purchased with donations. He also reminded dog owners to complete liability forms to use the area. He said a deadline will be set possibly in April when the gate will be locked because of liability concerns and the combination will be given only to those who have signed and submitted the forms.

9. Old Business

- A. Connie Vergine reported the first phase on pool improvements have been completed. Planned decking and other improvements will begin likely by May. No date has been set for work to begin. A first-aid heart defibrillator will be installed in the pool area.
- B. Jason Hart reported pavement repairs are being coordinated with Sunland Asphalt. The Board is working to coordinate repairs with the Allo fiber-optic installation so pavement repairs will happen after current Allo installations. Current work phasing will take two days per circle, with one day for crack filling and the next for sealing. All cars must be removed from circle parking areas to complete the work.
- C. Mark Holmes updated the board on Allo repairs based on a report by Allo representatives. The first phase is laying underground piping, the second will be running fiber into conduit and the third will be direct lines to units. Pilot installations will be in Buildings 68 and 77 to evaluate appearance, access, and functionality.
Jason Hart said Allo recognizes that all homeowners may not want Allo service, and prewiring homeowner units does not mean they must use the service.
- D. Eric Grimm reported HOA website administration transition will be completed in a couple of weeks. He lauded Ronnie Survilla's work to get the fully functional website up and running. No specific website strategy has been developed, but the website, in conjunction with social media and possible email communications, should enhance homeowner communication.

10. New Business

- A. Architectural requests were covered as part of committee reports.
- B. Jason Hart reported the board will be addressing current rules in place for carports. He said the board often receives email complaints about carport conditions, and any rule changes will aim to be fair and workable. Connie Vergine read existing regulations, which covers vehicles and boat storage.

11. Homeowner Input

- A. Bonnie Holmes asked about addressing weed growth and Jason Hart said the maintenance team has been advised to begin weed control.
- B. Dave Ellingson asked about Republic Service's replacement of dumpsters. Jason Hart reported it has been requested and that Republic has indicated it will begin replacement of unsightly dumpsters. The Board will follow up again with the contractor to determine the status.
- C. Roxie Webster asked if the Board might survey homeowners about new carport rules. Jason Hart said the Board is exploring how to manage rule development, recognizing several homeowners have asked about bike and equipment storage options.

- D. Ann Will asked about the recently submitted draft of a long-range plan and the need to maintain valuable and positive campus assets, such as tennis and pickleball courts. Mark Holmes said the Board's first priority is to maintain assets and pointed out that improvements must be balanced with investment costs. He pointed out several improvement projects already underway or completed based on homeowner demand.
- E. John Migaiolo said the Los Lagos Vistas maintenance team is doing a great job and landscaping appearance is better than the previous contractor's.

12. Jason Hart adjourned the meeting at 6:50 p.m.