



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 18th, 2024 @ 6:00 PM

A sign-in sheet was made available to those owners attending the meeting and there was a total of thirty six homeowners in person and two via Zoom.

1. Call to Order: **Jason Hart**
Jason Hart opened the meeting at 6:00 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, Jack Wilhelmi and Jim Corbett.
4. Introduction of new homeowners: **Jason Hart**
Roxanne Webster and Chuck Perins introduced themselves as a new homeowners.
5. Review of the December 14th, 2023, board meeting minutes with homeowners present: **Brandi Holder**
Brandi Holder stated that the minutes to the December 14th, 2023, meeting were reviewed and posted on the website. Connie Vergine made a motion to accept the minutes as written. Jack Wilhelmi seconded the motion. Motion carried.
6. Monthly Financials /Treasurer's Report: **Jack Wilhelmi**
Reviewed the monthly financial report for December.



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TREASURER's REPORT Jan 2024			
Based on Dec Financial report			
Assessments 2023	748,524.00		
Ins Assessments	51,590.00		
Total Assessments 2023	800,114.00		
Assessments year to date-	-788,454.00	includes our ins assessments	788,454.00
Assessments to come in yet-	11,660.00		
Wells Fargo cking-	23,970.60		
Wells Fargo saving-	30,968.00		
Project Fund-	5,269.53	cans-\$665.41memorial-\$240.58pball-\$1.96	
		social-\$3,086.08dogpark-\$1,275.50	
Total Wells Fargo-	60,208.13		
Chase Bank CD	170,000.00		
Chase Bank cking-	1,400.00		
Chase-Reserve	8,712.63		
Chase total	180,112.63		
Other income-year to date(late, transfer,kayak fees)	6,555.00		
Key Fob	1,750.00		
	8,305.00		8305.00
Total revenue year to date			796,759.00
New owner's-year to date(2023)	15		
New owner's-year to date(2024)	1		
Pending	0		
Mohave roofing(invoice 18363-1 18367-1)			
to be finished and payed in 2024	\$23,925.00		
Water cost in 2023 \$192,446.00. (2022-\$179,791-2021-\$132.690)			
Gallons used 30,378,256.0(90.5% used for plants & grass)			
Insurance premiums due in Feb(we have 5 policys)			
Ins dropped by Philadelphia due to claim against us			
No new company found yet			
Jack Wilhelmi BOD tre			



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7. Maintenance Report: Jason Hart for Dave Still

- Continuing to work on stucco repairs on bldgs. 30, 39, 40 and 41
- Mowing and trimming
- Repaired irrigation lines by bldgs. 23 and 30
- Trimmed trees in circles 1 and 7
- Fixed leaking valve in circle 2
- Replaced valves on bldg. 26
- Repaired underground piping in circle 1
- Ran water line from pump house to dog park

- Set rat traps and poison. Seeing a problem by bldgs. 41 and 42 next to the wash. Please keep an eye out and let maintenance know if you see problem areas
- Painted striping in front of the mail boxes in each circle to show it is for small cars or motorcycles

8. Committee Reports:

A. Architectural Requests: Jim Corbett

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	42A - FREITAS	INCREASE PATIO WALL HEIGHT TO 60 INCHES	11/21/22	11/21/22	PENDING
3	43B - BURTON	REPLACE FRONT DOOR	4/21/21	4/21/21	PENDING
4	23C - HAMMON	TEMPORARY PRIVACY WALL	2/24/23	2/24/23	NEEDS REMOVAL
5	73C - LUTZ	UPGRADES IN CIRCLE 7	2/23/23	2/23/23	PENDING
6	24B - ABBEMA	WALL AROUND PATIO	1/25/22	1/25/22	PENDING
7	42B - TOTINO	PERGOLA ABOVE FRONT DOOR	9/27/22	9/29/22	PENDING
8	76B - NEILDS	REPLACE LAUNDRY ROOM DOOR	3/1/22	3/1/22	PENDING
9	69C - HOLMES	ARTIFICIAL TURF TO COMMON AREA	4/22/22	4/22/22	PENDING
10	25D - STRAUSS	ADD BATHROOM TO D UNIT	3/5/23	3/5/23	PENDING
11	35A - SCHMID	TILE EXISTING PATIO	4/26/23	6/14/23	PENDING
12	63D - ROWAN	REMOVE BUSHES AND REPLACE GREY ROCK WITH RED	5/8/23	6/14/23	PENDING
13	34 B - MILLER	INSTALLATION OF W&D IN UNIT	5/16/23		



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14	75C - LORD	REMOVE OLD PATIO AND PUT IN NEW	5/30/23	6/14/23	PENDING
15	47C - GEHR	REPLACE PATIO AND WALL	10/1/23	10/15/23	PENDING
16	63C - KLOOTWYK	INSTALLATION OF ARTIFICIAL TURF BY PATIO	11/1/23	11/20/23	PENDING
17	32B - MOHR	REMOVAL OF GRASS BETWEEN BLDGS 31 & 32 AND INSTALLING ROCK	11/1/23	12/20/23	PENDING
18	1703 - RODEKOHR	REPLACE SECURITY SCREEN, GRASS REMOVAL AND DESERT SCAPE	11/14/23	11/20/23	PENDING
19	76B - NEILDS	REPLACE FRONT WINDOW	10/1/23	10/1/23	PENDING
20	36A - LUNDELL	RED ROCK AROUND PATIO	1/15/24	1/15/24	PENDING
21	59D - WHITE	REPAIR STAIRS TO D UNIT	11/20/23	11/20/23	PENDING
22	40C - WEBER	SIDEWALK REPLACEMENT AND ROCKING	1/5/24	1/5/24	PENDING
23	75A - WEBSTER	PERGOLA ABOVE FRONT DOOR	1/17/24	1/17/24	PENDING

B. Social Committee: Kathy Yager Joyce Witte

The Beers, Brats and Boche was held (special thanks to Mary Shanks and Bette Hauber for spearheading the event) and to all the volunteers and participants. The event was a success. The next event is the Mexican Fiesta (with margaritas) on February 21st at 5:00 pm

C. Landscaping Committee: Jim Corbett

Had the first dirt crew meet up and planted over 50 new plants. Meet up 9am every Thursday at the shop. The Rec Area is the next big project.

D. Rec Area Committee: Ann Will for Rosie Weston

Bingo is being held to raise money for the replacement of the white fence at the pool area. The goal was to raise \$300 but ended up raising over \$550!! The plan is to have more Bingo get togethers.

E. Dog Park Committee: Gloria Schmid

The wind screen was installed (donated by the pickleball players), the rocking is done and the forms have been put on the website. Please come down and take a look even if you don't have a dog who uses it.



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F. Long Range Planning Committee: Connie Vergine

The committee has met twice and there are 11 people submitting input for our 2024 goals. The next meeting is Monday, January 22nd. Reviewing the goals. Many of the participants have owned for numerous years and almost all circles are represented.

G. Nominating Committee: Connie Vergine

The ballots have been delivered and/or mailed. Thank you to the volunteers and the circle captains for all of their help. There are 2 positions available. Jason Hart (Incumbent) and Mark Holmes (Candidate) are running as stated on the ballots.

H. Circle Captain Committee: Kathy Yager

The Circle Captains are receiving tenant registrations and the captains are meeting and greeting new residents. There are no problems or issues.

I. Kayak Committee: Jim Corbett

Moving one rack next to the maintenance building and one rack will stay behind the locked gate at the rec area. See Jim if you'd like to sign up for storage.

9. Old Business:

A. Pool improvements: Jack Wilhelmi

Going to grind down the pool deck surface and reapply decking, going to repair/replace the tile where needed and acid wash the pool. The pool will be closed for approximately 3 weeks. Cost is \$11,000.

B. Update on pavement preservation contract : Jason Hart

Working to get us on the schedule.

C. Update on Allo status: Jason Hart

Allo started the trenching and then sent an email asking when they could have access to all of the units and we explained again that we do not have access and that the units are individually



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owned. We have had no communication after that. Nicole Finley informed us that she has visited the downtown Allo office daily for status and they keep pushing off providing any information so as of right now, we do not have an update.

10. New Business:

A. Approval of Revisions to Architectural Rules: **Connie Vergine**

The Board decided in November to ask our attorney to review the Architectural rules due to the various wall sizes and patio designs. We sent an Architectural Rule draft to our attorney for her clarification. She agreed that our Architectural Rules needed to be revised because they were in conflict with our CC&R's and Arizona statutes. The current Architectural Rules were revised by our Attorney. Owners will no longer be able to extend cement patios into common ground or build a wall beyond the original patio area of their unit. To review all recent changes, please visit the Los Lagos Vistas HOA website. Connie asked for motion to approve new rules, Jim Corbett made a motion to accept new rules, Brandi Holder seconded, motion passed.

B. Approval of recent architectural requests: **Jim Corbett**

There are 3 new requests that were reviewed in the Executive Board meeting that need to be approved. 40C – Weber for sidewalk replacement and rocking; 36A – Lundell for red rock around patio and 32B – Mohr for red rock between bldgs. 31-32. Brandi Holder motioned to approve requests, Connie Vergine seconded, motion passed.

C. Complex speed limit reminder: **Jason Hart**

The speed limit is 15 MPH in the complex. There have been numerous complaints about cars going faster than that. Please keep in mind that there are people and pets walking along the roads. If you are walking at night, please use a flashlight.

D. Contact process for non-emergency after hour requests: **Brandi Holder**

It has come to our attention that our maintenance personnel have had owners/residents come to their personal residence for non-emergency related issues. We would like to remind everyone that even though our maintenance personnel live in the complex, they are not on the clock 24/7. They have their work schedule and then their personal lives. Please be courteous of this fact. If they come out on a non-emergency call after hours, the owner will be charged a fee. Please use the maintenance phone number or email.



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E. Candidate for the Board: **Mark Holmes**

Mark Holmes was introduced to the audience. He has been a part time resident of Lo Lagos since 2015, and are owners in Circle 6. They also own a townhome in Minnesota. He has served on that HOA board for 4 years. They are dealing with a lot of the same issues we are in Los Lagos.

11. Homeowner input: Anyone?

- **Craig Rowan** – Concerned about the resealing of the asphalt. He was here the last time they did it and said that a lot of the material they used covered the cars in the car ports. He would like notice so he can remove his vehicle.
- **Doreene Schaffer**– Wanted to know if we have any information on the probate for a D unit in Circle 1 (the board does not nor would we be able to say if we did). Jason has notified the family that people have reached out about buying it. She inquired about the incident that is prohibiting us from getting insurance with our current provider and we advised her that we could not discuss it.
- **Bette Hauber** – She wants to know if we can block the holes in the dumpsters (like a drain hole), we need to reach out to Republic since we don't own them.
- **Brett Schaffer** – Wants to remind people that even though the fruit on our trees is available for everyone, please be courteous and do not take all of the fruit for yourself.
- **John Slezak** – Recommends that owners install an instant hot water pump so as not to waste water. The cost is approximately \$200.

12. Adjournment: Jason Hart

Meeting was adjourned at 7:03 pm

Next meeting is the Annual meeting and will be held on February 15th @ 6:00 pm at the Aquatic Center and online.