



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 16th, 2023 @ 7:00 PM

A sign-in sheet was made available to those owners attending the meeting and there was a total of forty owners in attendance with thirty-two 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, Jack Wilhelmi, Jim Corbett and Brandi Holder

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

No new homeowners present

5. Review of the January 19th, 2023 board meeting minutes with homeowners present: **Brandi Holder**

Brandi Holder stated that the minutes to the January 19th, 2023, meeting were 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**

Jack stated that we take in \$800k a year and we will spend all of that. He reported that the electrical boxes are now paid for. Water bill was down \$4000 from last month due to the limited use of sprinklers because of all the rain and cool weather.



Los Lagos II Homeowners

ASSOCIATION NO.1
1700 Montana Vista
Lake Havasu City, AZ 86403-9399
<http://loslagosvistashoa.com>



Next big project is the foam roofing on buildings 59, 62, 51 and 47. Trying to get Mohave in ASAP, total cost is \$20k. Building 63 and 47 need an estimate for leak repairs. After the buildings are completed, the townhome roofing will be done. We are going to push the sealant project to fall. 5 new owners this year.

7. Maintenance Report: **Jim Corbett for Dave Still**

Supervision of contractors (roof, HVAC), completed pathway, delivered red rock to multiple home owners, extended parking which was finished in Circle 4, changed out several pressure regulators in Building 66 and 77, repaired multiple irrigation leaks on the property, repaired and painted several areas of the stucco, rebuilt mound in Circle 5, planted a new tree and reset the irrigation for that tree, prepared new border for perimeter pathway, staked out the area for the dog park, planted new cactus at 58A, new trim on 27A and began landscaping projects between buildings 26 & 27 in Circle 1.

8. Committee Reports:

A. Architectural Requests: **Jim Corbett**

Members are upgrading their areas and inside their patio areas. Since the last report, there have been 11 projects that were completed and 22 projects in the works. A architectural committee has been created, the members are: Jim Corbett, Curt Reynolds and Barry Finley. This committee will review all requests and suggest any changes which will then be submitted to the board for final approval. Simple requests will be approved quickly, more complex requests will take longer to review and approve.

B. Social Committee: **Joyce Witte**



Los Lagos II Homeowners

ASSOCIATION NO.1
1700 Montana Vista
Lake Havasu City, AZ 86403-9399
<http://loslagosvistashoa.com>



129 tickets were sold for the St. Patrick's Day party, last year 131 tickets were sold. A large door prize was raffled off. Last coffee of the year is April 1st at the pool. We may do an end of year party at the end of April and there is also an Easter pot luck.

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

Kathy wanted to thank her circle captains for all of their hard work. We have a new circle caption in Circle 4 (Diane Baker). Also, thanks for getting all the ballets delivered.

D. Dog Park Committee Report: **Gloria Schmid/Faith Skizewski**

Faith spoke for Gloria whom is back home in Minnesota. The first meeting of the Dog Park Committee was held on March 6th and consisted of Gloria, Faith, Jim Corbett (HOA board rep), Cindy Armstrong, David Lorde, Eric Grimm, Joe Schwagart and John Migaiolo. The dog park will be located next to the maintenance shop. There were 101 signatures in favor of the dog run. The matching funds of \$2,200 were collected with some additional funds for amenities. The fencing on the common ground will need to be permanent and the fencing in the easement area will need to be temporary. In addition to a bid on a 4' fence, there will be a bid for a 5' fence. A FOB security system was also requested. A detailed project time line was reviewed and the following leads identified. Site prep lead: John Migaiolo; Signage lead: David Lorde; Forms leads: Faith and Gloria which include a HOA attorney indemnity form and a HOA dog rule agreement signature form that includes the pet CC&R's. Forms have been printed and committee members are getting signatures from pet owners. The forms will be available on the Los Lagos website. Ongoing oversite lead: Cindy Armstrong. This includes a plan for



Los Lagos II Homeowners

ASSOCIATION NO.1

1700 Montana Vista

Lake Havasu City, AZ 86403-9399

<http://loslagosvistashoa.com>



cleanliness and handling anticipated issues. More members are welcome and if anyone is interested, please contact any member as on going meetings are planned.

E. Added Landscaping Committee Report: **Jim Corbett**

We have had multiple participating members and Jim wanted to thank everyone for their hard work in improving the look of our complex.

9. Old Business:

A. FOB and security gate update: **Jack Wilhelmi**

We purchased the FOB system back in December before the price increased at the beginning of the year. We are aiming for an April start if we get the other bills/projects paid. Roughly \$16k-\$17k to complete and we have put \$6k down.

B. Dog park update: **Jim Corbett**

Official motion to take in funds raised by the Dog Park Committee and add it as a line item under the project fund. Connie Vergine made a motion to approve, Brandi Holder seconded the motion. Motion carried.

C. Chip Seal Update: **Jason Hart**

Now being referred to as a sealant job based on the recommendations of the asphalt companies brought in to quote. Waiting on one more quote from Sunland Asphalt. Project cost is approx. \$43k

D. Red rock usage: **Jim Corbett**

Any members that would like to freshen up their area are more than welcome to request a bucket (scoop from the skid steer) and Dave can arrange to have that done. Any changes to the common area must be approved by the Architectural committee.



Los Lagos II Homeowners

ASSOCIATION NO.1
1700 Montana Vista
Lake Havasu City, AZ 86403-9399
<http://loslagosvistashoa.com>



10. New Business:

A. Storage building improvement: **Jason Hart**

Located behind the pool and needs some TLC. Going to get some pricing on roof leaks, doors, etc.

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

Signage is not allowed to be posted on the entrance gate to the rec area by members. Once a reservation has been made, it will be added to the social calendar so the residents know when there is a private party stating which areas will be closed. The board would like to revise the reservation form to state there will be a \$75 deposit. \$25 of that will go to the HOA for use of the area and \$50 will be refundable if the clean requirements have been met (which will be specified on the reservation form).

Motion to modify the form to include the requirement for cleaning up as well as adding the \$25 non-refundable fee and the \$50 refundable cleaning fee. Connie Vergine motioned, Jim Corbett seconded, motion carried.

C. Removal of curb stops: **Jim Corbett**

Maintenance will begin work on removing the curb stops and striping the parking space at the front so cars don't pull up and block the mail boxes.

D. New roofing for Building 59 & 62: **Jack Wilhelmi**

Reported on earlier in the meeting. Wanted to add that when we moved on to the lower circles, we didn't finish upper circles and we also have approx. 20 patio roofs that need foaming which will be probably be pushed to next year.

E. Landscaper options: **Jason Hart**



Los Lagos II Homeowners

ASSOCIATION NO.1

1700 Montana Vista

Lake Havasu City, AZ 86403-9399

<http://loslagosvistashoa.com>



Jason wants to review the contract we have with PJ's. Current cost is \$5,300/month. Need to review how they are doing, what needs to be changed/improved. Going to meet with Dave to review options going forward. Quotes from other companies, hiring an additional maintenance person to focus on landscaping, etc.

F. Replacement/repair of bulletin board: **Jason Hart**

Researching bulletin boards to purchase if improvement is needed in the circles.

G. Looking into holding monthly homeowners meeting throughout the year online: **Brandi Holder**

In the past, we have held meetings only from October through April. Because there are now 3 members of the board whom are full time and we are getting more new owners who are also full time, Brandi is looking into a way we can have meetings every month so that it is beneficial for all owners whether that be online through Zoom or Microsoft Teams or if we hold a meeting and record it and post it to the FB page or YouTube. Hope to have more information and a solid plan by next months meeting.

11. Homeowner input: **Anyone?**

- *Clint Hammon (Circle 1) expressed concerns on the dog park. Wanted to know why it didn't come up for vote by the members. He is concerned that the monies could have gone to another project. Jason explained that based on our CC&R's, members don't vote on issues, the board is elected to make the votes. In terms of cost, we had originally allotted \$4k to the dog park but went back and explained that they would need to raise additional funds to proceed with the project, which they did. The board thinks it is a good amenity and attractive to buyers. Clint also had an idea to improve the older buildings fronts by adding some beams to match the newer*



Los Lagos II Homeowners

ASSOCIATION NO.1

1700 Montana Vista

Lake Havasu City, AZ 86403-9399

<http://loslagosvistashoa.com>



- buildings better. Jason told Clint to put in an architectural request so we can review the costs and timing.*
- Curt Reynolds (Circle 1) expressed concern on 3 cars with expired plates sitting in the circle. He stated that the owner has been warned but never fined and nothing has been done about it. Jason explained that it is a touchy situation in relation to fining individuals. Code enforcement has been notified and the board is addressing the situation.*
 - Ann Will spoke about the tennis and pickle ball courts. During the summer she would like it if someone could broom off the water when they get wet and/or to put the rope around the courts when they are wet so they do not get used. It ruins the courts when they are used when wet.*
 - Tim Troyer asked about getting Allo into the complex and a time line. He also wanted to know if we got any special pricing or deals. Jack Wilhelmi said that they have been around surveying the complex but we have not been approached with any deals or contracts.*
 - Karen Buckert wanted to know why we were putting in a FOB system in if the keys we have are working. Jason said the keys are not working. We have had some security issues not knowing who has keys and who doesn't and the current locks and keys are on their last legs. Having a FOB system allows us to have better control over access to the pool/rec area.*
 - Rosie Weston expressed her concern over the lock in the women's restroom at the pool. There was previously a slide lock installed on the door that was missing. She advised Connor and Dave of the situation and Connor came and installed a new slide lock. In regards to that, she has concerns that the slide lock may be a safety concern. If someone is in the restroom and falls and can't get out and we can't get in to help, you would somehow have to break the*



Los Lagos II Homeowners

ASSOCIATION NO.1

1700 Montana Vista

Lake Havasu City, AZ 86403-9399

<http://loslagosvistashoa.com>



- door down so she was wanting to know if we could put a push button lock on the restroom that matches the keys we would all still have (the keys that access the boche ball courts). Connie stated the lock has been broken for about 4-5 months but is now back on. She also touched on the new pool area reservation form mentioned earlier in the meeting. She has a concern that someone could potentially be charged the cleaning fee if the area isn't inspected before and directly after the use of the area. Connie volunteered to take on that responsibility if needed. Another member suggested that pictures could be taken by the person who reserves the area of before and after for proof of cleanliness.*
- Bill Klootwyk was advising of a roof leak in Building 63. Wanted to know if we could have someone come out and put some caulking around the pipe on the roof. Jason told him Dave would be out the next day to take a look.*
 - Andrea Klootwyk wanted to know about repairs on the car port ceilings. Jason marked it to be addressed.*
 - John Graham in Circle 4 wanted us to know that he believes PJ's is not doing what they are contracted to do. The lawn behind Building 56 finally got cut today after 2 ½ months. It was over a foot tall. He feels there is no accountability. Wants something done with the old metal along the old pathway which is bent and rusted. Jason assured him we are reviewing the PJ's contract as addressed earlier in the meeting and that our maintenance guys consistently get called on emergency repairs which doesn't allow them to constantly supervise the landscaping. Jason would like to encourage residents to point out areas that may be lacking. John also expressed that the area along Lake Havasu is full of weeds and needs to be addressed. Jason assured him we are working on those issues.*
 - Bette Hauber wanted to know what has happened with our long term plan to paint all of the buildings and fix the stucco issues. Jason stated that he has seen the long term plan and*



Los Lagos II Homeowners

ASSOCIATION NO.1

1700 Montana Vista

Lake Havasu City, AZ 86403-9399

<http://loslagosvistashoa.com>



- that the new board would take a look at those plans and refine and revise them as needed. Jack Wilhelmi stated that the painting of the buildings would be costly and at the bottom of that list but that the stucco does need to be repaired.*
- *Joanne Seip suggested that maybe painting the trim would be a doable project that we could complete sooner and maybe even ask for volunteers.*
 - *An owner wanted to know about putting together a committee for a long term plan on the landscaping and expressed that she would love to see some committees formed again so that the owners could get involved and help the board with the things that need to be done. Jason said it was a great idea.*
 - *Clint Hammon says there is a large crack on a building in Circle 1. Jason says we will take a look.*

12. Adjournment: **Jason Hart**
Meeting adjourned at 8:20 pm

Next meeting will be held on April 20th @ 7:00 pm