



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 October 17, 2024

A sign-in sheet was available to those owners attending the meeting; 15 homeowners signed in. A Zoom meeting was broadcast with approximately four attendees.

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

Jason Hart opened the meeting at 6:05 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, Mark Holmes, Eric Grimm

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

No new homeowners were present.

5. **Review of the April 19, 2024, BOD minutes with homeowners present: Eric Grimm**

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

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

Expenses were less than assessments. Water and sewer costs are running below budget, but they are \$60,000 more this year because of city rate increases.

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

Jason Hart summarized numerous projects and repairs. He also noted that irrigation system sprinklers were leveled to better control coverage. A sink hole was fixed between buildings 29 and 30. Board reports are summarized from weekly logs submitted by the Maintenance Team.

8. **Committee Reports**

A. Social Committee:

Joyce Witte said many events were planned this season in the Pool/Rec Area, including the Oct. 30 Annual Halloween Party, the first Coffee Social 10 a.m. Saturday, Nov. 2, and a Friday, Nov. 15 Pink Flamingo Party. A Thanksgiving potluck is planned.

The Social Committee installed a larger bookshelf/free lending library by the pool.

B. Landscaping Committee:

Jason Hart reported two project requests were submitted and are being reviewed or adjusted.

C. Circle Captain Committee:

Jason Hart introduced Maria Hart, the new Circle Captain Chair. She said the Circle Captains will be working on greeting new owners, ensuring accurate tenant registration forms are submitted, and distributing remaining pool fobs.

D. Rec Area Committee:

No report, but it was announced that the ping pong table is ready at the pool.

9. Old Business

A. Jason reported 154 palm trees on campus were trimmed.

B. Jason reported Republic Services replaced circle dumpsters with new or freshly painted bins.

i. Republic picked up trash only once weekly during the summer to result in a \$600 monthly savings. Twice weekly pickup started Oct. 1.

C. Eric reported on the new Allo hotspot that will enable Wi-Fi access at the pool.

D. Jason reported pavement repairs were completed satisfactorily even with high-heat days.

E. Jason reported new directional striping in circles has been painted and signs will be posted to help direct traffic flow and prevent accidents during the busy season.

F. Mark reported the south fence by the pool was replaced with a 6-foot fence, including decorative privacy slats, and a new access gate was installed.

G. Jason reported the maintenance shed by the pool was broken into this spring. The door was replaced with a new, more secure roll-up door.

H. Jason reported the HOA had employee turnover during the summer, but two new hires are working out and doing well.

10. New Business

- A. Eric reported on the certified nurseryman's report on grass and the new grass maintenance, that recommended dethatching, aerating, and winter seeding of perennial rye.
- B. Mark reported a bid was accepted to cut down a dead tree on Montana Vista, including stump grinding and removal.
- C. Jason reported the Board is reviewing how to deal with the effects of the summer's high heat on plants and efforts to replace vegetation with desert-appropriate species.
- D. Jason reported the Board is reviewing pool maintenance and analyzing bids and work for better pool conditions. He said the board is committed to the pool upkeep, mentioning new filters and heaters replaced earlier this year.

11. Homeowner Input

- A. Cindy Armstrong asked for help in slowing down speeders inside the complex. There will be more information and announcements sent to homeowners.
- B. Jason asked if there were any restoration or other projects needing to be addressed from the Allo fiber network installation. He asked homeowners to notify the Board at tellus@loslagosvistashoa.com.

12. Adjournment

- A. Jason Hart adjourned the meeting at 7 p.m.