



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 May 18th, 2023 @ 7:00 PM

A sign-in sheet was made available to those owners attending the meeting and there was a total of thirteen owners in attendance with eleven 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, Brandi Holder, Jack Wilhelmi and Jim Corbett (via phone)
4. Introduction of new homeowners: **Jason Hart**
No new homeowners present.
5. Review of the April 20th, 2023 board meeting minutes with homeowners present: **Brandi Holder**
Brandi Holder stated that the minutes to the April 20th, 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 May. Connie Vergine made a motion to accept the report, Brandi Holder seconded. Motion carried.
7. Maintenance Report: **Jason Hart for Dave Still**
Finished the rock between Circles 5 & 6, hung a new outdoor bulletin in the pool area, prep for concrete poured at pool area that is now complete, replaced broken 2" water main in pool area, pulling and spraying weeds throughout the complex, replaced water shut valves in Buildings 24, 77, 76 & 39. There was an incident in Circle 1 where the resident left for the summer, and they had blocked their drains and left their faucets open. Someone else turned the wrong water valve on and their condo flooded. It was noticed by another resident and the door had to be broken down. The owner was contacted, and it is currently being redone. Some of the owners take off the handle on the water valve when they leave which can prevent accidents like this. Involved in preparing the dog park. Replaced the laundry room door in



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Building 73. Repairing and replacing various irrigation breaks/leaks and started pulling wire for the gate FOB system.

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. 29 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 FOOR 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 BUSGES 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	GROUNDS 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



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16	22D - STRAUSS	REPLACE WINDOWS	5/23/22	5/23/22	PENDING
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

B. Social Committee: Jason Hart for Joyce Witte

At the moment, there is nothing to report on, all the fun people have left for the year 😊

C. Circle Captains Report: Joyce Witte for Kathy Yager

Nothing new to report. Kathy is handing over the rental information to Brandi Holder for the summer. There is a concern about 2 condos that the owners are trying to rent full time and we will keep an eye on them.

9. Old Business:

A. FOB and security gate update: Jack Wilhelmi

The FOB system total is \$17K, put a down payment of \$6K down when we purchased the equipment. They came out on May 16th to bring the wire. Need to run wire from the maintenance shop to the side gate and the front gate. We will need to purchase an AC and a computer for the system. Frontier is coming in to install the internet for the system. Once the



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wire is run to the gates; we will call the FOB company to come out and install the system. The key fobs are about the size of a quarter. Each unit will be allowed 2 FOBs. The first FOB is free

and the second FOB will cost \$25 (do not need to purchase if you don't need/want 2). If a FOB is lost, the lost FOB will be deactivated and a new one will cost \$25. Rumor is there are numerous copies of our pool keys floating around.

B. Replacement of circle/pool bulletin boards: Jason Hart

Replaced bulletin boards in Circle 1 and 5 and the pool. 3 more boards have arrived, and Jason will install them ASAP. The secretary will have a key, circle captains and the social committee.

C. Monthly homeowners meeting throughout the year online/in person: Brandi Holder

The online meetings were supposed to start this month, but we do not have a laptop available. Once we have purchased one and set up Zoom for the meetings, we will post the information on our website for owners. The goal is to start the online/in person meetings next month. The owners will be able to click on the link to join the meetings.

D. Dog park status: Faith Skizewski

Held a clean up day on April 19th (thank you to all the volunteers). Received all the easement releases and there is still a little grading to be done before the fence company comes out at the end of the month. The signs have been proofread and need board approval to order.

E. Update on Kayak space rental: Ronnie Survilla

This is a pilot program as the community has never had anything like this before. There are currently 2 racks set up in a temporary location inside the gate at the rec area. Each rack holds six kayaks, max weight for each space is 75# and max length is 16'. We are advising people that paddleboards should be covered as they don't take the sun very well for long periods of time. A bike lock was tested to secure a kayak and it worked well. We are going to post a QR code on the rack which you can scan with your phone. It will take you to the section on the website pertaining to the space rental. The cost is \$60/year for EACH space. Please be mindful of weight/balance on the rack. As it grows, we will organize a group to go out and kayak if the community is interested. If you leave your kayak locked up, please leave the combo or extra key with a friend or neighbor.

F. New form for Rec Area: Connie Vergine

The new form was voted on at the last meeting. There were some questions/concerns from owners, so some guidelines have been established and the board is reviewing to approve. The board has started charging for reservations. Connie will try to go down before each event to check the area. The pool will remain open even if there is a reserved event. Notification of an



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event will be on the social calendar and/or Facebook. Need to determine how much advanced notice is required.

10. New Business:

A. Long range planning committee: **Jason Hart**

If you would like to participate in this committee, please contact Jason to let him know. There used to be one in place, and we would like to get another one going. It's an opportunity to get involved in the planning for the community.

B. Landscape committee for grass area research: **Jason Hart**

If you would like to participate, please email the board. This committee would provide ideas and thoughts on the replacement of the grass with rocks and in what areas. Jack has a map depicting what areas are still grass and some ideas on what areas can be changed over to rock. We would like to focus on bushes and bubblers. One thought is to have someone come in and evaluate the irrigation system to determine how the water is being used and if there is a more efficient way of doing it. The paving company has recommended to replace the grass in the areas where the water sprinklers hit the pavement as this causes quick discoloration and break down of the pavement.

C. Savings: **Jack Wilhelmi**

Republic increased our trash rates this past month. They included a 43% added cost for fuel/transportation surcharge per month. Jack was able to speak to Republic and get it down to 30%. The board then decided to approve going down to one pick up a week as opposed to two during the summer months. Starting June 1st, trash will be picked up one time a week until the month of October/November. That is a savings of \$6,500/year. The dumpster lids need to be kept closed or we can get charged a fee by Republic. If you notice a full dumpster, contact Maintenance and they will come and push the trash down.

D. Swimming pool: **Jason Hart**

With all the pool concerns, we called out Ever Clear to check out the circulation, the pool heater, and the equipment. It was determined that the circulation in the pool is not adequate, and the heater is not big enough to be able to maintain a warmer temperature in the winter. We received a quote to replace the circulation pumps and the heater. The board will have to approve the \$5,000 cost to replace the pumps. The heater is an additional \$4,000 and the board will review that closer to the colder months. We are hearing your concerns and trying to remedy the problems. Nicole Finley expressed her concern that the vegetation around the



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pool is causing some issues with debris in the pool. The bushes are also blocking the horseshoe area. We need to look at having all of that trimmed back if possible. Maintenance oversees cleaning the restrooms. We are going to provide them with a checklist and some guidance.

11. Homeowner input: Anyone?

Brett Schaffer inquired about the broke down vehicle in Circle 1. Jason has advised that we have issued a letter with a fine attached and a time limit. If the vehicle is not moved or repaired, it will be towed. Brett also asked if it's true we are going out for bids on landscaping. We have been evaluating PJ's contract from 2015 to decide if we are going to go out for quotes from other companies or potentially hire a third maintenance person to do our own landscaping. On Tuesdays they come to work on the trimming, and they do one circle a week. On Thursdays they come to do the mowing of the entire complex.

Richard Powell inquired about putting something around the fruit trees to keep the rats from getting into the trees. Jason said we would look into it.

12. Adjournment: Jason Hart

Meeting adjourned at 8:05 pm

Next meeting will be held on June 15th @ 7:00 pm at the Aquatic Center and online.