



Los Lagos II Homeowners

ASSOCIATION NO.1
1700 Montana Vista
Lake Havasu City, AZ 86403-9399
www.loslagosvistashoa.com



Los Lagos Vistas II HOA No. 1 Board Meeting with Homeowners Present Minutes December 14th, 2023 @ 6:00 PM

A sign-in sheet was made available to those owners attending the meeting and there was a total of twenty-two owners in attendance with nineteen condo units and two townhomes being represented.

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

Jason Hart opened the meeting at approximately 6:10 pm due to technical difficulties with internet and a BOD member running late. 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: Jim Corbett, Jason Hart, Jack Wilhelmi and Connie Vergine via cell due to technical difficulties.

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

There were no new homeowners present.

5. Review of the November 16th, 2023, BOD minutes with homeowners present: **Jason Hart for Brandi Holder**

Jason Hart stated that the minutes to the November 16th, 2023, meeting were posted on the website. Connie Vergine made a motion to accept the minutes as written. Jim Corbett seconded the motion. All approved.

6. Monthly Financials/Treasurer's Report: **Jack Wilhelmi**

Jack Wilhelmi went over the treasurer's report which is attached.

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

Jason Hart gave a maintenance report, drawn from weekly maintenance reports submitted by maintenance staff which is attached. He happily reported that new staff member Michelle Mason was working out wonderfully!



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8. Committee Reports:

A. Architectural Requests: **Jim Corbett** – See attached report.

B. Social Committee: **Kathy Yager for Joyce Witte**

Kath Yager reminded all of the upcoming Christmas Party to be held by the pool on Saturday, December 16, 2023 from 4:00 pm to 7:00 pm. She also reminded us of the upcoming Beer N Brats Silent Auction Event to be held at the pool as well on Saturday, January 13, 2024 from noon to whenever it ends!

C. Landscaping Committee: **Jim Corbett**

Jim Corbett reported that he was pleased to see the amazing job the three-person maintenance crew was doing with the landscaping. He said he was looking for volunteers to tackle some projects within the rec area just after the new year so let him know if you are interested.

D. Nominating Committee: **Connie Vergine**

Connie Vergine, the Chair, reported that she has contacted Marcy for the necessary supplies and has contacted most of the committee volunteers that will assist her before and during the annual meeting in February. The committee consists of four volunteers, some of whom volunteered last year. Ballot applications for those interested to run for one of the two positions will be included in the December Newsletter.

E. Circle Captain Committee: **Kath Yager**

Kath Yager reported that the circle captains meeting was held on December 6, 2023, and it was a productive meeting. Circle Captains are reaching out to new owners and winter visitors in their circle to introduce themselves.

F. Rec Area Committee: **Ann Will for Rosie Weston**

Ann Will reported that she and Rosie were gearing up to begin looking at the rec area and what needed to be done. She reported of an upcoming fund raiser in the form of Bingo to help raise money for a new fence to replace the south fence along the pool.



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G. Kayak Committee: **Jim Corbett**

Jim Corbett reported that a rack has been set up in the rec area just to the left of the Montana Vistas entrance with plans to complete the landscaping soon. Another rack is being put up at the end of the maintenance road soon as well which will provide easier access for those that want it.

H. Dog Park Committee: **Connie Vergine for Gloria Schmid**

Connie Vergine reported that there was an upcoming volunteer day for those interested in helping to finish the dog park. It will be held on Wednesday, December 20th, 2023 at 3:00 pm.

I. Long Range Planning Committee: **Connie Vergine**

Connie Vergine reported that we are looking for volunteers interested in reviewing and updating the long-range goals for the complex. Those interested should let Connie know and plan on attending the first meeting to be announced soon and held in January.

9. Old Business:

A. Replacement of Circle Dumpsters: **Jack Wilhelmi for Brandi Holder**

Jack Wilhelmi announced that the BOD has decided to have all circle dumpsters replaced. Republic will start replacing two a month for the next three and half months at a cost of \$200 per dumpster.

B. Pool Improvements: **Jack Wilhelmi**

Jack Wilhelmi announced that the BOD is in pursuit of obtaining quotes for the improvements necessary to the pool. We have, received one so far one from Edgewater Pools, to resurface the spray deck, replace skimmer lids, repair cracked skimmer bridges and repair seven lineal feet of tile. We hope to secure the work by mid-January so work can be done in conjunction with whitewashing of the pool by Everclear. This will mean the pool will be closed for a week. Notice will be given when all is scheduled.

C. Update on Pavement Preservation Contract: **Jason Hart**

Jason Hart gave an update of the pavement preservation contract with Sunland Asphalt with plans to crack seal in January 2024 and seal May, 2024.



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10. New Business:

A. Approval of 2024 Budget: **Jack Wilhelmi**

Jack Wilhelmi announced that the BOD has been working on the new budget for 2024 and has reached a consensus agreement. Jason Hart made a motion to accept the new 2024 budget as written and Jim Corbett seconded. All approved.

B. Approval of new accounting contract: **Jack Wilhelmi**

Jack Wilhelmi announced that the BOD is in receipt of the new contract with Marcy Zalewski, our accountant. It is \$2,600 per year for a two-year contract. Jack Wilhelmi made a motion to accept the new contract and Connie Vergine seconded. All approved.

C. Consideration requested of dog owners with Doggie Doors that lead to enclosed Patios: **Connie Vergine**

Connie Vergine reported that because of a recent correspondence to the Board, she wanted to remind homeowners and renters that doggie doors were to be locked whenever owner or renter leaves their condo for an extended period of time during the day or evening. Reports are being received of dogs running out of doggie doors and barking at all who pass by. The Board is asking owners to respect this request and voluntarily close their doggie doors. Since barking can become a nuisance, fines could occur if not stopped.

11. Homeowner input: **Anyone?**

There were 6 Homeowner that provided input and asked questions into a range of topics as follows:

- *Bonnie Holmes asked on behalf of another neighbor if the aggregate pile that was placed in a pile in Circle 6, which is to be utilized to fill a hole for a water line leak could be moved to allow for parking into the carport it was blocking. The BOD responded that they would get it moved.*
- *Brett Schaffer asked if resurfacing included striping? The BOD replied that it does.*



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- *Bret Schafer asked to be reminded of the cost proposed to fix the ceilings in the carports? The BOD replied it was \$12,000.00 per circle, and the amount is not currently available in the budget.*
- *Carla Woolington asked if the BOD will be asking the Circle Captains to identify those carports that are out of compliance clean wise? Yes, the BOD replied and consider this our formal request.*
- *Janet Gissendanner asked the BOD for permission to post historical pictures of work being done to Jack Iversen park on our Los Lagos Website. The BOD saw no problem with this.*
- *Terry Miller let the BOD know that when he tested the pressure at the faucet outside his condo it registered 95 psi. The Bod is aware that our association is at the bottom of a zone boundary and has higher readings than normal that fluctuate and are difficult to control at all times. Maintenance changes out pressure valves when they read higher than normal during pressure valve checks on buildings.*

12. Adjournment: Jason Hart

Jack Wilhelmi motioned at 7:20 pm that the meeting be adjourned, and Jason Hart seconded. Meeting adjourned.

Next meeting will be held on January 18th @ 6:00 pm at the Aquatic Center and online.

December 2023

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Maintenance Report for HOA BOD Meeting with Homeowners Present, December 14th, 2023

Since our last meeting (11/16/23 thru 12/9/23) our Maintenance Crew has been:

1. Building Wise:

- Stucco repair on building 42 & 44.
- Fixed antenna on building 20 & 71A.
- Fixed leaks on Building 44 & 64.

2. Landscaping Wise:

- Our new three-person crew mowed and weed eaten entire complex!
- Fixed several sprinklers failing due to high pressure.
- Trimmed various trees and bushes in rec area.

3. Utility Wise:

- Replaced Valves on Building 57, 63, 66 & 69.
- Rewired Circle 7 valve box due to a rat eating through it.
- Repaired leak in Circle 6 underground piping.
- Fixed leak in rec area near tennis court.

4. Misc Wise:

- Putting out rat bait in several locations.
- Dealt with broken down work truck. It is fixed now.