

**Laguna Nueva Condominium Association Inc.  
Board of Directors Regular Meeting  
August 7, 2015**

Time & Place: 10:00 AM at the Laguna Nueva Clubhouse  
Directors Present: Teri Stehlik, Julie Thompson, Judy Sission, Ric  
McCarthy & Lorraine Foster via phone.  
Others Present: Deborah Markham from CDM Management

**Regular Session Minutes**

A quorum was established with all directors present. President Teri Stehlik called the meeting to order at 10:00 AM.

**Home Owners comments:**

**Parking:**

- Motor home parking within the property is in violation per the CC&Rs, they are allowed to be on site for up to 8 hours. Owner to have it moved off property within 48 hours.
- Tow truck has been parking on site and this is not allowed per CC&Rs.
- Owners, including Board members should be parking in their garages – not in the guest parking spaces. Visitor parking is 72 hours per CC&R's. Homeowner commented haven't been here for a few years – but has noticed nothing has changed. He doesn't have room in his garage to park his vehicle – as it is full of toys and vehicles.

Teri said, we all realize parking is an issue – maybe we need to look at our parking rules.. This subject has come up many times and no one has come up with an answer. The Board will send a letter out regarding common courtesy and parking rules. Add information regarding owners' availability to contact the Police Department and our towing company (include phone numbers) regarding illegally parked vehicles.

Recommendation: contact the Management Company regarding illegal parking and Debbie will contact someone to tag the vehicle, possibly Ric or Jack. Please contact Debbie for visitor parking passes.

Additional Home Owner's comments on parking:

- if you can park in your garage – do that. If you can't, use the guest parking.

Use common courtesy.

- overflow parking should be for short-term cars and trailers.
- possible update to CC&Rs – on busy weekends – park in your garage – be courteous. - If a vehicle is left in front of a garage, the vehicle must be occupied.

#### **Home Owners comments:**

- Gate Code - Owners should not be giving out the gate code.
- Noise - Extra loud golf cart/utv driven around the property is disturbing owners/residents. Possibly add "muffler" to help with loudness.
- Marina - water level low – monsoons causing our marina to become mucky.  
"Beach" or wash area is the property of the State of Arizona, not ours.  
Recommendation: hire person(s) to "clean/mow" the Marina.
- Little boat is not properly equipped with safety equipment and is not correctly moored to the docks.  
Recommendation: to "lock" up the "cleaning" boat to the dock.
- Location of trash container between A & B buildings – gate was damaged by trash company.  
Recommendation: Debbie to take care of it. Trash company will reimburse repair cost.
- Dog Poo and cigar clean up is needed around the B Building.  
Recommendation: Letter to be sent to the Owner when renter(s) are disregarding our CC&Rs. (Letter pending to owner regarding renter who is parking in front of the garage, littering and failing to clean up dog poo.)
- Concern about gas stored in garages.  
Recommendation: Debbie says the Fire Dept. conducts inspections of the garages in the fall for any violations.
- EZ- up tarps in the pool – could cause the bottom of the pool – possible liability.  
Recommendation: Teri to check with the Health Department. Possible solution – shade sails or other shade option may be installed.

Debbie to designate a CDM staff member to immediately take care of owners' concerns when she is not available. Please email comments or questions to Debbie and Copy Julie, VP

Julie to include in "How to pay your HOA" email - "Talk to the Board" regarding any/all problems/concerns.

As a reminder, a letter will be sent to all Owners regarding maximum number of pets per units, storing gasoline in the garages and garage door open/closed when not in use. Debbie to review the CC&Rs.

Minutes to be marked as "draft" and posted on the website for Owners' review. Website to be updated with current minutes.

Debbie to check on pool lighting timer –it's coming on late at night due to possible power outage.

### **Approval of the April 7, 2015 meeting minutes**

Approval of April 7, 2015 meeting minutes were reviewed and discussed. Ric McCarthy moved and Julie Thompson seconded to approve the April 7, 2015 minutes as presented.

The motion carried unanimously.

### **Executive Board Reports:**

Treasurer's report was read by Lorraine Foster and discussed.

Ric McCarthy moved and Julie Thompson seconded to approve the Treasurer's report as presented.

The motion carried unanimously.

### **Unfinished Business:**

**Flooding of F Building** was brought up at our last meeting. Debbie explained that it isn't as easy as just putting in a drain. RFPs from 2011 were reviewed. Approximate cost could be as much as \$20,000.00. An Engineer "Stamp of Approval" is recommended. This is currently an action item for the Management Company.

**Electrical Contractors** – Sent RFP to 5 contractors, Connella Electric was the only one that responded. The cost was \$8,620.00 to upgrade lights on outside of buildings, pool and clubhouse, labor only. Changing out condo balcony lights will be at the home owners' expense, however, will be priced out by the electrical contractor as well so all lights are the same and properly installed. Lorraine and Teri will contact Lowe's and Home Depot regarding purchasing material and associated installation costs.

**Termite Damage Construction** – Repairs will start in two weeks – late August (G5, G6, G7, G8). Set up a check for termites for the E Building – they have been sighted near the E8 doorway.

Baron Services will inspect for \$350.00 per building (\$2800.00), this price includes a one-year warranty. Debbie to negotiate with Baron to include the Club House on the schedule at no additional cost.

### **New Business:**

**SuddenLink** - proposing an increase – effective August 31<sup>st</sup> – increase of \$200.00 per month/\$27.16 per month/per unit. Julie will call the cable company on Monday to see if we can get a reduced rate. A homeowner may call SuddenLink and upgrade their program at their own expense.

**Reserve Study** – On site Full Reserve Study is recommended due to discrepancies. Approximate cost \$2,250.00. Julie questioned the need of an onsite study. Teri and Lorraine to review reserve for discrepancies and report to Board members regarding their findings.

**Security System** – Doubletree Security system, commercial grade cameras/systems – approx. cost \$4,200. This is a reserve item that has been deferred from 2013. Lorraine and Teri to look into this and bring back to Board with recommendations. Need a commercial grade system with 4 cameras.

**Retaining Wall damage and Security Fence** – Debbie has contacted the Safeway Insurance Company. Rock wall and fence repairs should be started this week. All costs will be reimbursed.

**Sewage Pumping System** – Routine maintenance on both pump stations is now arranged. Debbie and Ric met with Robert, our contracted repair person. A check valve was cracked. Repairs made and all working at this time – cost of \$250.00.

Recommendation: to go back to non-grinder pumps. Robert to look into non-grinder pumps and all additional information will be sent to Ric and Debbie. Board recommends to move forward with more information and estimated costs associated with purchase of two non-grinder pumps, installation and maintenance.

### **Action on Home Owners Comments:**

Dryer vents need to be cleaned periodically – this is an individual home owners' expense.

Cool Mountain Air Vent Cleaning Company contact information will be included in the upcoming "How to" email. Cost is approx. \$45.00.

Drains near C & F buildings – Debbie to follow through with contractor.

Minutes (draft copy) to be posted on the website for Owners' review and comments.

Parking – Tag and Tow and will review CC&Rs for updates/changes.

Wash/Drainage area – clean up needed – Owners' clean up day and BBQ to be scheduled for around the Annual meeting. Information will be sent to all owners.

Loose bricks around the Marina – per Debbie the work is scheduled for completion.

Sewage smell – correction was made – no additional complaints.

Atta Girl awards and thanks to Lorraine for the improved landscape maintenance and Julie for the entry trees, entry sign and embellished planter! Thank you to the homeowners that donated to make this happen.

Thanks to Jack for repairing our retaining wall fence!!! 😊

Debbie to find out about flushing out the rain gutters.

Debbie to talk to Baron regarding removal/clean up of "gnats/spider webs on building lighting and walls.

Paint touch up is completed for 2015. If you need to touch up your balcony, contact CDM for correct paint type and color, which may be purchased at Sherwin Williams.

**Accept Proposals from CPA:**

Charles Copeland \$1,550.00 – Board recommends we continue to use Charles Copeland as our Auditor.

**2016 Operating & Reserve Budget:**

Includes all necessary increases. Flood Insurance continues to increase – added \$1,500.00 to accommodate increase. Also, included increase for Cable TV, termite inspection service, trash and an increase of \$5.00 per month to the reserve. Proposing a \$10.00 - \$15.00 increase to our monthly HOA fees.

Julie Thompson moved and Ric McCarthy seconded to approve the budget as a "draft budget" as presented.

The motion carried unanimously.

Lorraine and Teri will review the budget to see if there are any items which might be reduced or eliminated and bring their findings back to the Board.

During this Regatta weekend, if something happens – please call the Police Department. No Security Guard needed.

Next Annual meeting to be held on Saturday, October 24, 2015 at 9:00 am

Meeting adjourned at 1:17 pm

Respectfully submitted:

Judy Sisson  
Secretary