

The Lakes, Unit 2, Phase 2 Board of Directors Agenda

March 21, 2022

6:30 PM; The Gazebo

Call to Order

Establish Quorum

Minutes from last meeting (Distributed and posted)

Financials

Manager's Report – Peter Schmidt

- Purchase Applications and Background Checks
- Violations report
- Financials
- Landscaping proposals

Committee Reports

New Email Lists for Committees

- Compliance
- Architectural – Changes approved since last meeting:
 - House Painting – 10531 36th St N
 - House Painting – 3601 104th Ave N
 - Tree Removal – 10330 36th Way N
 - Tree Removal 3785 105th Ave
- Maintenance
- Safety
- Social

Old Business

- CCR changes
- Rules and Regulations
- Sprinklers at the park
- Tree on Tract C -area around the lake north of 103rd trimmed - Complete
- Tree on 3660 102nd place
- Soft wash of park and sidewalk on property on 103rd – Complete
- Three boxes of documents to be scanned
- Timer on Tennis Court lights does not shut off – Complete
- Playground repairs – Peter to contact a vendor about repairs
- Next Meeting place

New Business

- Mulch Proposal from ProCare. 4 pallets, approx. 280 bags - \$1050.
- Dead trees on Lake Blvd in front of 3630 and 3884 Lake Blvd.
 - Proposals from ProCare \$575; Yutzy \$2100; El Cheapo \$1600
- Violation Procedure Change to 2015 Resolution
 - Motion: The Board of Directors establish a new violation and fining protocol to be as follows: Management is authorized to send a violation letter for a proven violation of the governing documents, with a specific deadline set for cure, or notice that the maximum fine allowable by law of \$100 per day of uncured condition or repetitive non-stationary violation will be imposed upon the next reported occurrence of a violation of the same type. The Board of Directors intends to impose a fine of \$100 per day of uncured condition after notice, or \$100 per day of occurrence in the case of non-stationary violations, up to the maximum allowable cumulative amount per incident or day of \$1,000.
- Rules and Regulations document

Homeowner Comments

Adjournment