

LAKEVIEW PROPERTY OWNERS' ASSOCIATION

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Board of Directors Meeting

08-23-2025 - LPOA Clubhouse

Meeting called to order at 11:00 A.M. by President Colby Sorensen

Roll call: President, Colby Sorensen; Vice President, Pat Carrick; Secretary/Treasurer, Linda Kroll; Board Member, Mark Lawton; & Kelly Bolten, Office Manager in attendance. Board Member, Kathleen Maddalena was absent

President's Address:

Colby Sorensen opened the meeting announcing that the meeting was being recorded. He also announced the minutes of the June meeting were on the website. A motion was made to approve the minutes as typed. The motion was seconded, and the motion was carried unanimously.

Financial Reports:

Pat Carrick broke down the layout of the financial reports.

She pointed out that the interest income has increased significantly due to moving LPOA bank accounts to Arizona Financial Credit Union. Interest income went from 0.001% (previous bank) to 3.20% with the new High Yield Savings Account. Pat thanked Office Manager, Kelly Bolten, for coordinating the switch in banks. Pat explained that the LPOA Budget is set quarterly in QuickBooks. She then gave an extensive breakdown of all LPOA financial reports provided at the meeting.

Old Business:

- The Board has decided not to obtain a credit card due to the card holders being required to be personal guarantors. Debit cards were obtained for the Office Manager and Treasurer. The Bank explained the same fraud protection for the credit card would apply to a debit card. A homeowner also confirmed that Visa and Mastercard provide fraud protection.

New Business:

- The vote to increase assessments by 15% was counted and results were announced. 118 ballots were received and tallied. Results: 91 YES votes to 27 NO votes. The Board said a big thank you and much appreciation to all who voted.
- Mark Lawton made a motion that LPOA maintenance man drive around the community to be a level of security. Colby Sorensen halted this proposal as Tyler Kroll has fixed hours, and his duties are on the Common Grounds only. The Board went on to agree that it's the homeowner's responsibility to look out for their neighbors and to report to the office or police of any concerns. Homeowners can also call Linda Kroll as she is the LPOA Neighborhood Watch Captain. The motion made by Mark Lawton was not seconded by any other Board Members, and the motion failed.
- Pat Carrick informed owners that an ALERTS tab has been added to the LPOA website for any pertinent information between quarterly newsletters.

Open Forum

- A conversation about neighbors helping neighbors to add a sense of community in the park. Ways to help include looking out for your neighbor when trash cans need to be brought back from the street and help pick up trash around the community.

- A homeowner began a discussion about homeowners or renters volunteering to do work around common grounds rather than paying contractors. The Board discussed that this has been mentioned in the past many times and that the Association would be liable if there were an injury to the volunteers and/or liable for any damage to the common grounds. The Board assured that the insurance company has been asked numerous times about liability. Each time the insurance representative confirms the Association would be liable. Kelly Bolten will confirm this with insurance again.
- A homeowner suggested using the Storage Lot to bring in revenue for the Association or charging for Clubhouse Rentals. The Board explained to the homeowner that this has been discussed in the past and to stay in the current property tax bracket, the most the association can do is charge a utility reimbursement fee.
- A homeowner questioned why Linda Kroll did not have access to the security cameras on her phone. The homeowner felt this would be additional security. The Board explained that the Board President and Office Manager are the two who have access on their phones at this time. The more people who have access to the application, it does not work. Also discussed was homeowner privacy with security cameras. The cameras are to be accessed when a problem arises. Any Board Member can request the office manager to pull up footage in the office for viewing. The Board tabled this conversation until they can discuss it further.
- Discussion regarding the crosswalk at London Bridge Rd and Sea Angler resulted in more contact with the City Public Works Manager and Council Members to request crosswalk signs that light up. The office manager will be looking into either a form letter or a petition to go to the City.
- Next Board Meeting is tentatively scheduled for November 15, 2025

Meeting was adjourned by Colby Sorensen