

**The Lakes Association  
Board of Directors Agenda Regular Session  
June 28, 2007 at 5:00pm  
8685 W. Sahara Ave., Suite # 200 Las Vegas, NV 89117**

**Board Members**

Greg Toussaint	President
Burt Steinberg	Vice President
Willem Venter	Secretary/Treasurer
Patrick Murphy	Director

**Board Member Absent**

Harry Kallick	Director
---------------	----------

**Management**

Patricia Rosia, CEO, CM, CMCA	Benchmark Association Services
Gilberto Cordero	Benchmark Association Services

**I. Call to Order and Establishment of Quorum**

Association President, Greg Toussaint, called the meeting to order at 5:07 pm. A quorum of Directors was established to conduct business.

**II. Homeowners' Forum**—*each homeowner is entitled to speak to the Board at this time. To ensure everyone gets an opportunity to speak, comments will be limited to three minutes. Action will not be taken on any comments unless and until they are on the next meeting's agenda.*

Homeowners expressed dissatisfaction that he was cited for parking on Lakes Association common are. Greg Toussaint stated the Documents are very clear that Lakeview and the Landings do not share their parking areas. Landing homeowners are also responsible to inform their guests not to park on Lakeview's streets.

Towing vehicles – Greg Toussaint stated the Lakes has never requested towing of Landing vehicles. Any vehicles towed in the past were probably towed at the direction of The Landing HOA, not The Lakes Association..

Bylaws should be amended – Greg Toussaint stated that it is unlikely we could amend our documents to allow Landing parking in Lakeview, For the past 5 months the Lakeview/Landings community has failed to vote to change the bylaws on another matter. Benchmark will be sending another letter including the amendment to the residents that did not send their vote.

8717 Newport Isle Court – Requesting permission for paddling surf – the Board will have this on the next agenda for discussion.

**III. Approval of Meeting Minutes – Pages 1 - 2**

A. April 26, 2007 – A motion made by Patrick Murphy and seconded by Burt Steinberg, motion carried out unanimously.

**IV. Financial Reports – Pages 3 - 7**

Wachovia Securities – CD Rollover – A motion made by Patrick Murphy and seconded by Willem Venter, motion carried

**V. Unfinished Business – Pages 8 - 16**

**The Lakes Association  
Board of Directors Agenda Regular Session  
June 28, 2007 at 5:00pm  
8685 W. Sahara Ave., Suite # 200 Las Vegas, NV 89117**

- A. Common Area Inspection – Benchmark is scheduling with landscaper.
- B. Annual Calendar – Being updated will be at the next meeting
- C. Action list – Send to all Board Members when completed.
- D. Amendment Mail out – Review results
- E. Insurance review with Jenny Venter – Tabled until next meeting.
- F. Water Rights – Possible Vote at the July meeting.
- G. Guard shack upgrades to protect against vandalism – Proposal was approved for the improvement to prevent break-ins, Venter Inc, will be doing the work.

**VI. New Business - Pages 17 -24**

- A. SECURITAS – Increase in fuel surcharge was requested – Approved.
- B. Monument sign maintenance – One sign done by Benchmark at no cost, the board will take a look at it, if it is ok, Benchmark will complete the rest per the bid submitted at approx 600.00 for all 7 signs.
- C. Light pole repair update – Venter Inc, will meet with management to see if he can have them repaired, if not management is to look at total replacement of the fixtures.
- D. South Shore Villas – Assessment Issue – Documents states the amounts.
- E. Gate programming status – Benchmark will do all gate entries.
- F. A&D Gates relationship – Shamus at A&D is required to attend next meeting.
- G. A&D Gates Repair – LCD Display at the Landings needs to be replaced at A&D cost.
- H. CDM – Jim Sims is required to attend next meeting.
- I. Lakeview/Landing parking problem – Documents states parking restrictions.
- J. Nomination request for board of directors is to be mailed out in July

**VII. Adjournment**

The meeting was adjourned at 7:18pm