

**The Lakes Association  
Regular Session, Board of Directors Meeting  
February 28, 2008 at 5:00 pm  
Benchmark Association Services  
MINUTES**

**Board Members**

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

**Management**

Michelle Duncan, CM, CMCA	Benchmark Association Services
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**Board Members Absent**

Willem Venter	Secretary/Treasurer
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- I. Call to Order and Establishment of Quorum** – It was established a quorum was present to conduct business and the meeting was called to order at 6:35 PM.
- II. Homeowners' Forum**—No Homeowners were present for this meeting.
- III. Approval of Meeting Minutes**
- A.** February 28, 2008 – Patrick Murphy made a motion to approve as presented Burt Steinberg seconded the motion, all were in favor.
- IV. Financial Reports**
- A.** February 2008 \_ The Board previously requested a recommendation from Accounting on the Allowance for Doubtful Accounts. This has not been reported. Management will follow up. It was suggested that contact CPA's to give a recommendation. It was decided that also in Receivables the following should be offset:
- A. 1225 – Due to Master from Lake Maint.
  - B. 1250 – Due to Reserves from Operating
  - C. 1260 – Due to Operating from Reserves
- V. Unfinished Business**
- A.** Common Area Inspection – Inspection done weekly. **Revisited**
  - B.** Annual Calendar – Mgmt - **Revisited no action as none needed.**
  - C.** Action list – Mgmt- **Revisited**
  - D.** Light pole Lantern order- Ordered and waiting for delivery. **Revisited**
  - E.** McDonalds - Vacant Building – **Update** – Management updated the Board on the current status reported stating the building will go into escrow in 45 days and would like to propose painting the plywood to match the color of the building until it can be renovated.
  - F.** Insurance Proposals
    - American Family Insurance – Management was directed to contact and request in writing from American Family if the policy included discrimination. Burt Steinberg made a motion to approve the proposal subject to confirmation of Discrimination Exclusion Harry Kallick, seconded

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the motion, all were in favor with Patrick Murphy abstaining his vote.  
Management directed to obtain a list of exclusions.

- CAU – Unable to provide quote due to Marine exposure for the work boat.
- Brown & Brown Insurance – Quote not submitted in time for review.

**VI. New Business**

- A. Lake Water Funding Grants** – Management submitted possible funding sources and grants for aquatic habitats for the Board to review from Congresswoman Shelley Berkley. Greg Toussaint will contact a representative at UNLV's Department of Biology to proceed further on this project.
- B. Boat Storage** – Vendor Jim Sims requested the placement of two (2) boats at the Yacht Club for 60 days. In the written request he also mentioned he had several Homeowner's who have offered to store the boats at their dock. After a brief discussion it was decided that written approval from either the Yacht Club and/or Homeowner. This would only be for a 60 day period. Mr. Sims will be informed in writing that this offer will be extended to any other vendor who submits the same request. Patrick Murphy made a motion to approve the request, Burt Steinberg seconded the motion and all were in favor.

- VII. Adjournment** - With no further business to discuss, Burt Steinberg made a motion to adjourn at approximately 7:30 PM.

Greg Toussaint, President: \_\_\_\_\_