

Lakes at Kent Board Meeting Minutes
April 2, 2015
7PM, West Bay Clubhouse

Attending: Barb Kleven - Bridgewater 1, Karen Heindel - Bridgewater 1, Joe Heltzel, Mark Anderson, Diane DeMeerleer, Lynda White, Kathi Jones

1. Approval of previous meeting minutes of January 7th & February 11th meeting

Approved as written.

2. Treasurer Report

No financials sent for January. February financials have been received. Repairs were made at fountain on Main lake and bioswale work at Sommes pond and fountain at Waterford. These items should come out of Reserves rather than the operating account. Joe summarized current financials. Dues not received from Hampton Bay/Waters Edge and Mark indicates the property has been sold to a new owner.

Updated reserved study approved by consensus.

3. Old Business

A. Water quality/Bioswale repair -

Water quality bid received this week and it is higher than budgeted. Joe recommends starting in April due to early growth in lakes. Bioswale planting has been on the back burner due to other priorities. Kathi has been providing information.

B. Mark - Well repair -

Mark indicates that it will be repaired.

C. Leash law signs for poop bag dispensers -

Joe reports he is waiting to hear what needs to be on the signs. Kathi reports that per King County, there is no "technical" leash law in the Lakes. She reports we need to check with King County and the City of Kent for a leash law determination. After discussion, it was decided that the signs would now just address picking up dog poop and a garbage bag that matches the other cans will be purchased for the sign near Bridgewater I. This will be done by the same vendor who will install the swing.

D. Replace the wetland signs -

Joe Heltzel reports he will get a new metal sign when he gets a chance.

E. Watering median in front of Regatta...what Saul said... Mark will talk to Linda/Regatta

Kathi reports that when the water is turned on, they will water the median. Kathi and Mark will meet with landscaper, Linda, to turn on the water.

K. Sonar mapping of lakes -

Joe is waiting for a bid.

4. New Business

A. Rules of Order -

Lynda suggests we use some method to facilitate consensus or majority opinion in the actions of the board.

Group discussion took place about running the meetings in a more organized manner with discussion and consensus or majority opinion. In addition, decisions between meetings will be made by email and made by consensus or tabled until the next meeting. Joe asks that all emails be sent to everyone. Kathi makes a motion that we follow more precise steps in open discussions, actions, and approval of motions. Motion unanimously approved.

B. Grant for BioSwale -

Deadline for the grant application was April 1. Kathi reports on her efforts to date which include grant monies of \$5K plus a matching grant from the Lakes variety of sources and involvement of local schools or Boy Scout groups, signage, etc. She also discusses rain gardens and their benefits to the community. Kathi mentioned that she posts information on Next Door. Joe notes that this board is also registered as the Neighborhood Council and Kathi is the liaison with the city of Kent.

C. Clean up of downed trees - budget for further work?

- Trees are down. Hazardous branches remain in the trees that are the result of the tree cutting. Diane indicates she will follow up with the tree company and have the branches removed as part of original scope of work or we agree that we will pay a few \$100.
- Damage has been done to the sport court. Two bids have been received with different scopes of work. Discussion occurs about who should pay for the court. The group agrees the Lakes will pay for the court and request that the tree branches be removed for free in exchange. Bid approved for \$1918.00 with Tiger Northwest Concrete Inc. but we will wait until the mitigation of the wetland is determined.
- A bid for replacement of the swing from Northwest Playground Equipment was obtained by Joe. The amount of the bid is \$5+K. He also asked to have a bid for installation of the basketball hoop but it was not included. In addition, he notes that the price of the swing installation has gone up. We are waiting on a comprehensive bid. Joe will send it out. It is approved by the Board that we will go ahead and approve the bid at Joe's discretion.

- Matt Knox indicated he would be out today to see the area and make a recommendation for a mitigation plan which he will provide next week. It is planned he will be invited to our next meeting to continue the discussion of the wetland area.

E. Next steps regarding Marina Pointe and EVP ownership/lease? Revision of Draft agreement with MP.

Joe will send an email saying let us know when you get the survey and we will schedule a meeting to work through the draft agreement.

F. Newsletter - Come with ideas for articles or write an article to give to Kathi

Submit articles to Kathi.

G. What do we want to present or ask Presidents when we attend their meetings

Tabled until next meeting.

Next meeting - Thursday, May 7.