

Master Association Executive Board Meeting

May 31, 2018

Present: Diane DeMeerler, Jana Tipton, Joe Heltzel, Lisa Hymes-Davis, Mark Anderson, Kathi Jones

Absent: Tutubi Brown,

Meeting called to order at 6:40 p.m. April Meeting Minutes Approved as amended.

Financials: April deposits were \$30,170, operating expenses were \$26,032. Monthly gain was \$4138. Operating account balance at the end of April 2018 was \$11,511. Total assets are \$781,644, including accounts receivable of \$2384. Total liabilities are \$4201, including accounts payable of \$0. Neighborhood Council checking account balance is \$8083.73 as of 30 April 2018.

Water Quality: Discussion concerning water quality from 3 homeowners from Harbor Reach community who attended the meeting. Focused on Waterford Pond & Lake by Harbor Reach; appears to be of very poor quality. John from Harbor Reach will be the point of contact for their HOA committee on Water Quality Improvement. Diane shared different methods of keeping water quality good such as not allowing car washing if there is no car washing station, feeding the geese - information is shared in the newsletter; Mark also shared that one of the purposes of the Lakes were to act as retention ponds and although there are wells to feed in fresh water runoff from parking lots, downspouts etc. also enter the Lakes. Mark relayed various strategies over the years have been tried with limited success such as: fish were brought in 2002 who like to eat the algae. Joe stated he will work with Aquatechnex to give specific focus on these areas to see if it can be positively impacted. Concerns with the water quality should be sent to Joe; he will act as the point of contact for Aquatechnex. Jana asked if reports from Aquatechnex will be shared; Joe stated yes but hasn't gotten a report from their last visit. Jana requests the weir gate stay closed for the summer. Joe and Mark met with Aquatechnex for the fountain installation, have received an invoice for the fountain but Joe is not sure where the fountain is. Next steps, Joe will check on where the fountain is; Mark will arrange for the electrician.

Irrigation: Solstice checked the irrigation and found broken valve by entrance, fixed. Pipe broken under the newly installed bench, currently being worked on.

Insurance Quotes: American Family - can't underwrite; Partner Group who can bid various insurances - can't give quote without putting up a 4 ft fence around the Lakes. Determined that current insurance is the best option.

Letter to Communities: Mark would like to get clarification on what the letter should contain. Initial purpose was to remind communities around the Lakes about glass clippings and fertilizers in the Lakes. Also would like to remind communities to trim trees that hang over the Lakes. Suggestion to try out not cutting grass around the edge of the Lake, and allowing it to grow about 12 inches back from the edge to see if it helps with geese and water quality. Jana recommends trying it out on the West Bay border/land bridge - both sides. Mark will talk with Solstice, about trying it out. Also discussed getting a quote for augmented services from Solstice. Kathi expressed that the scope of work that needs to be done needs to be identified, then ask Solstice again for a quote.

Evaluation of the Timbers: Tabled until July. Mark will have it evaluated in July/August.

Bioswale - Tree removed from Bioswale, 2 cherry trees and dead limbs on Lakeside E. Cost - \$3800, \$2100.

West Bay - Need to determine next steps. West Bay has cleaned the boardwalk as they committed to. Quote for replacing the timbers (10) about 1300 but concern that they are connected to the wall. Want inspect the timbers/wall when the water level drops. Mark suggests Water and Wood Construction Co to inspect wall. Discussion on who should pay for the replacement of the timbers. Motion made, seconded and approved for the Master Association to pay for an inspection of the timbers.

Chain Link Fence: Has been fixed.

Newsletter: Jana will send out a draft of the newsletter tonight in pdf format, please give feedback. Newsletter will be addressed to resident instead of specific names. Mark will still need to drop off the newsletters at the Apartments.

Parking on the street: Kathi expressed concern with parking in no parking zones by the Park. After discussion, determined no action is required yet.

National Night Out Motion made, seconded and approved. \$100 will be reimbursed for any community who has an event. Diane will send out an email to all property managers/presidents.

Meeting adjourned at 8:13 p.m. Next meeting is scheduled for Wednesday, June 20, 2018.