

The Lakes Community Association Meeting

Jana Tipton (President), Joe Heltzel (Treasurer), Lisa Hymes-Davis (Secretary) Tutubi Brown (Member at Large) Kathi Jones (Neighborhood Council)

August 22, 2018

Opening

Call to order the meeting—6:43 P.M., at the West Bay Clubhouse.

Roll Call - All Present

President—Jana Tipton, Vice President—Vacant, Treasurer—Joe Heltzel, Secretary—Lisa Hymes-Davis, Neighborhood Council—Kathi Jones, Member at Large—Tutubi Brown, Property Manager - Mark Anderson.

Meeting Minutes - Motion made, seconded and approved for accepting the Meeting Minutes as written.

Reports of officers

Treasurer Report-

July deposits were \$41, 713. Operating expenses were \$38, 262. Monthly gain was \$3,451. As of July 31, 2018: Operating account balance was \$28, 069. Total Assets was \$849, 204 including of accounts receivable of \$1, 668. Total liabilities was \$12, 565 including accounts payable of \$6, 050. Neighborhood Council checking account balance was \$8, 084.27.

Manager's Report -

1. NNO Summary - 6 communities have submitted receipts for repayment. Checks will be issued to the HOA.
2. Project Status, bridge repairs - vandalism on bridge has been reported. Discussion concerning who is responsible for repairing - HOA or City. Determined that is HOA's responsibility. Mark will follow up with Linda from Solstice to get it repaired.
3. HOA feedback - Getting phone calls concerning the water quality. Residents would like to know what next steps will be - Mark will update those who have expressed interest.

Reports of committees

1. Water Quality

a. Vendor and HOA activities

i. Iliad

1. Jana reports pump motor at Well #3 has been replaced.
2. Mark will follow on the repair (broken pipe) for the aerator system at Island Lake now that the water level drops.
3. Iliad recommends to turn on aerators once it rains again.

ii. Aqua Technex

1. Waterford Fountain—Replacement fountain was installed, now the fountain is not operating. Mark will check the breaker to see if it is off, if not; will follow up with Aquatechnex for warranty repair.

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2. Dye - Inspected with Dave from Iliad, appears the dye has not been effective. See pockets of dye but dye does not completely cover all the Lakes. Jana states due to the debris and algae, unable to penetrate to cover all the Lakes. Mark has requested what brand of dye has been used, wondering if Aquatechnex is using an inferior product.
3. Weed Control - Kathi asks if they have been pulling weeds or how are they controlling for them. Mark states that the contract with Aquatechnex does not include pulling weeds. Aquatechnex does use a little weed spray along the edges.

Additional discussion - concern over the quality of work by Aquatechnex. Water quality in poor condition.

- iii. Solstice - Has hired a new person, appears it is working well. Jana has asked for a report on what is being done on a regular basis broken down by the hour.
 1. Skimming debris and algae - recently started again.
 2. Pilot program for grass buffer along lake bank - pilot seems to be working well. Mark asks if it is also keeping the geese off the banks. Jana reports the geese issue has decreased but attributes it that to less feeding by the residents. Kathi also reports that the geese seems to be migrating or congregate by the river instead of the Lakes.
 - iv. Spinnaker Pointe trimmed 40+ trees along the shoreline - trimming occurred, did a nice job. Should help with debris in the Lakes.
 - v. West Bay—trimming or removing 4 trees along the canal - trimming/removal has occurred.
- b. Actions to improve water quality at Harbor Reach/Island Park
- i. Iliad analysis and proposal for recommendations - Motion made, seconded and approved to hold a special meeting for Iliad presentation. Mark will follow up with date/time. Proposal addressed items as noted below at a proposed cost of \$29,300:
 1. Aeration
 2. Chemical treatment to condition hard water from the well
 3. Evaluate removal of sediment and sludge
 4. Explore options to reduce pollutants from water run-off
 - ii. Trim or remove trees to reduce organic material/sludge
 1. Harbor Reach—cottonwood tree
 2. Large trees located by culverts at Harbor Reach
 - a. Trim or remove trees to reduce deposits of organic material into the lakes
 - iii. Skimming to remove seasonal debris and algae

Unfinished business

1. Landscape—Task Maintenance Position: Solstice hired new maintenance person for the Lakes. Linda is asking for an increase in pay, but it is not specified yet. Jana reports after reviewing the contract, it doesn't match what is in the budget for annual payout. Contract needs to be

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reviewed and updated. Example of discrepancies: Contract calls for 36 hours a week, but Linda said it was modified to only 20 hours a week so not clear on the hourly rate that is being paid. Should also review task list. Mark and Jana will review the Solstice proposal for increased pay along with current contract to clarify if current contract terms are being met.

2. Manager—Quotes from Pro-Vac Clean Services - Mark will follow up to get quote.
 - a. For dredging areas with large deposits of sludge and decaying organic material (Harbor Reach, Island Park, Waterford, culverts)
3. Replace timbers on lake wall at West Bay
 - a. Mark will follow up to find out why Waters and Wood has not contacted Jana yet.
4. City mandate for post-disaster cleanup of debris in order for FEMA to offer assistance - Joe has been out of town and hasn't been able to follow up yet.
5. Annual Meeting—Wednesday, October 3, 2018. 7:00 p.m.
 - a. Mark will a reserve room, send meeting notice to HOA Presidents/Property Managers.
6. 2019 Budget Preparation - Joe will compile a draft budget for 2019 and will send out to Board members for input. Will be reviewed at the September meeting.
7. Newsletter- Kathi reports we have received additional funding. Kathi would like suggestions for subjects for the newsletter. Possible subjects: storm water quality including run offs, grass clippings in the Lakes, washing cars.
8. Grant—City of Kent: Due by September 1st. Kathi asked do we want to revisit the grant about geese from last year, which was adding plantings on the land bridge? Jana reports letting grass grow has already improved the issue. Kathi suggests focusing on educational signage.

New Business

1. Website administration - Jana and Mark have access. Jana shared that one of the West Bay residents manages their website for \$20 a month. Motion made, seconded and approved to pay for professional website administration by Tassie Medlin.
 - a. Jana will provide minutes from annual meetings that she has.
 - b. Jana will provide Declaration from The Lakes at Kent
2. Evaluate benefits of single source to manage lake maintenance program - tabled for the special meeting.
 - a. Comprehensive program will address each root cause and offer solutions
 - b. Measure results and provide accountability for maintaining community-wide standards.

Next meeting date

1. Wednesday, September 12, 2018; 6:30 p.m.

Adjournment - Motion made, seconded and approved to adjourn meeting.