

## Lakes Board Meeting Minutes October 3, 2018

Board Members Attendees: Jana Tipton, Joe Heltzel, Tutubi Brown, Kathi Jones, Lisa Hymes-Davis  
Meeting was called to order. 2017 Meeting Minutes were approved.

### **Treasurer's Report:** (Joe Heltzel)

Operating Account Balance at the end of August is \$23,962. Total assets are \$838,728, including Accounts Receivable of \$78. Total Liabilities are \$4,865, including Accounts Payable of \$0. NHC checking account balance is \$8,084.27, as of 30 August 2018.

### **Water Quality Report:** (Jana Tipton)

Jana reports that maintaining good water quality and appearance has been a challenge for the Lakes Community. This year, representatives from the City of Kent Environmental Engineering Department (Matt Knox, Mike Mactutis) recommended working with experts in the field to develop a long term maintenance plan. Factors impacting conditions include: nutrient enrichment (storm water run-off, fertilizer, grass clippings, leaves, water fowl waste, sediment), iron bacteria, algae/weeds, high mineral content from the well water, poor circulation/low oxygen due to shallow water. Long term success will require mitigation of all contributing factors that may require city, state and possibly federal permits.

Iliad NW has agreed to submit a proposal for a long term maintenance plan. Board has determined the scope of work to include: Defining problem and contributing factors, creating a written plan, identifying costs and resources, creating inspection checklists, measuring results/recording findings, conducting periodic program review, educating the community on best practices (e.g. reduction of organic material such as grass, leaves; adding a grass buffer of vegetation).

Board has also decided to expand on current actions that include: adding dye to reduce algae growth, treating aquatic weeds, adding treatment for well water in some sections, add equipment to aeration system to improve circulation and oxygen in water, maintain high water level by pumping from 3 wells and extend Weir Gate, increase skimming for seasonal debris, algae. Current focus for action plan is improving the water quality at Harbor Reach.

### **Neighborhood Council Report:** (Kathi Jones)

1. Overview of the Transportation Master Plan
  - a. Transit
  - b. Goal and Policy
  - c. Trends and Conditions
  - d. Non-motorized
2. Timeline
  - a. Sidewalk needs
  - b. Safety at intersections and crosswalks
  - c. Bicycle Facility Needs

Water Fowl mitigation grant was not approved for lack of interest.

**2018 Accomplishments:**

*Community Events/Actions:* Newsletter, National Night Out, Community Garage Sale, Website (currently under construction – will upload The Lake HOA Minutes, Governing Documents, Newsletter) – homeowners are encouraged to sign up at [TheLakesKentWA.Nextdoor.com](http://TheLakesKentWA.Nextdoor.com).

*Maintenance:* Replaced Fountain at Waterford Pond. Replaced turbine pump at Well #3, Waterford. Installed Outflow pipe for Well #2, Island Park. Repaired aeration system at Island Lake and Main Lake. Removed cottonwood trees at the Pump House (safety hazard, trees unstable).

*Best Practices:* Reduced amount of organic material in Lakes. Removed trees at West Bay, at West Bay expense. Began pilot program to test grass buffer around the edge of the Lakes and Solstice increased the skimming of algae, debris.

**Presentation of 2019 Budget:** Joe stated there would be no changes in Master Association dues for 2019.

**Elections of new Board Members:**

No new nominations for board members. The existing board members agreed to extend their service to 2019: Joe Heltzel, Kathi Jones, Lisa Hymes-Davis, Tutubi Brown, Jana Tipton.

Comments from Community Members: Include all the community HOA/COA presidents on the monthly board meeting notices.

Meeting was adjourned.