

# The Lakes Community Association Meeting Minutes—2019.05.22

## Opening

Call to order the meeting—6:30 P.M., at the West Bay Clubhouse.

## Roll Call

President—Jana Tipton, Vice President—Kathi Jones, Treasurer—Joe Heltzel, Member at Large—Tutubi Brown (excused) & Mary Simmons, Association Manager—Mark Anderson

## Minutes of last meeting

1. Motion M/S/P to approve minutes for the April meeting.

## Reports of Officers and Manager

### Treasurer Report

April deposits—\$21,202, Operating Expenses—\$15,251, Monthly gain—\$5,951

Operating Account Balance April 30—\$26,523

YTD income—\$88,021, YTD Expenses—\$73,630, YTD Gain—\$14,391

Reserves—\$787,459

Total Assets—\$814,060, including Accounts Receivable of \$78

Total liabilities—\$9,139, including Accounts Payable of \$5,922

NHC checking account balance is \$8,103.81 as of 31 March 2019.

Joe to meet with Bell-Anderson to reconcile funds in the holding account for equipment.

### Manager Report

1. Waterford fountain electrical panel—Aquatechnex warranty & scope of repair.
  - a. Aquatechnex advised Mark to contact the distributor to address the warranty
2. Awaiting results of well testing from Iliad. Mark to follow-up.
3. Waterford Sale Status—No new information.

## Reports of committees

1. Water Quality

A top priority for 2019 is to improve the water quality in the area of Main Lake-East, by Harbor Reach and Island Park. The elements of the maintenance plan include chemical treatment of the water to address aquatic weeds, algae growth, organic material suspended in the water, and the high mineral content of the water supplied from the aquifer, via the wells. A proposal for a comprehensive Lakes Management Program was provided by Iliad, Inc., a qualified, established, vendor for The Lakes at Kent. Iliad, Inc., has proven to deliver reliable service and excellent workmanship, utilizing high-quality materials.

Additional elements of the maintenance program and best practices for maintaining water quality:

1. Continue to conserve water by managing the operation of weir gates to retain rain water from the winter season.
2. Measure and record the results of the maintenance actions, to support data-driven decisions for future operations and capital equipment expense. Compare cost/benefit of chemical treatment versus physical dredging of specific areas.

3. Landscape water edge buffer maintenance—Reduce the amount of organic material which enters the lake system by removing grass clippings during landscape maintenance. Trim or remove trees which drop excessive amounts of leaves, buds, cottonwood blooms, and seasonal debris into the waterways. Provide additional manpower for shoreline skimming to remove organic material and pondweed from the edge of the water.
4. Identify areas where an edge buffer of longer grass and other vegetation would filter pollutants from water run-off before it enters the waterway.
5. Prevent feeding of waterfowl to reduce pollution of run-off and water in the lakes.

Long term recommendations and optional capital equipment upgrades (These Items are not currently in the budget or reserves. The board has not committed to implement these actions.):

1. Clean and relocate the existing aeration tubing to the edges of the lake to improve circulation and eliminate areas of stagnant water.
2. Catch basin inserts—add limestone to filter impurities from street run-off (chemicals, petroleum products, fertilizer.)
3. Expand aeration system and improve water circulation by installing fountains and mixers in key locations.

In April, the vendor began testing the chemical treatment of the well water at Main Lake-East. The analysis of the water revealed extremely high levels of minerals, which negatively affect the appearance of water. The level of chemical treatment was increased, but the results have not yet been satisfactory. Other options for improving the quality of the fresh water supply need to be taken under consideration. Currently, the only source of fresh water during the summer months is the water coming from the local aquifer, via the three wells located on the property.

The fountain installed at Waterford Pond has not proven to provide reliable operation. Recently, the electrical panel failed. The company responsible for the installation, Aquatechnex, has been contacted to provide repairs, under warranty, for the equipment.

The Board is requesting a proposal from Iliad, Inc., with a specific work scope to provide effective chemical treatment of weeds, algae, and organic material present in the bodies of water. The program used in the past was to add dye to the water, to inhibit the growth of weeds and algae. Herbicides were applied in limited quantities to the visible algae and weeds along the shoreline. Over time, the program has become less effective. A more robust program of chemical treatment, which saturates the entire body of water, is one possible solution for improving water quality.

The Lakes Board is acting in good faith by taking steps to establish a sustainable, comprehensive management program to preserve and protect the Lakes, incorporating reasonable measures to provide a community-wide standard to be appreciated and enjoyed by all residents of The Lakes at Kent.

2. Neighborhood Council
  - a. Kathi discussed the idea of painting utility boxes or applying decals and how to involve local artists in the design process.

**Unfinished business**

1. Iliad proposal for weed control.
  - a. Motion M/S/P to accept the Iliad proposal for weed control.
    - i. 3 in favor, 1 opposed (Kathi Jones)
2. Newsletter—Kathi is developing content and mailing list.
3. Website [lakesatkent.com](http://lakesatkent.com). Minutes have been added.

**New Business**

1. Garage Sale—The Lakes Board is not organizing a garage sale this year. Diane DeMeerleer has expressed interest in finding volunteers to organize the event.
2. NNO—August 6
  - a. Motion M/S/P for The Lakes Association to contribute \$100 to each of the 19 communities that participate in the event.
3. Evaluate trees in median strip. Remove/replace dead trees.
  - a. Coordinate with Solstice to address trees.

**Notes**

Secure access to minutes—User ID: lakesatkent    PW: 19@GreenRiver

**Next meeting date**

Wednesday, June 19

**Adjournment**

8 PM