

# The Lakes Community Association Meeting Minutes—2019.06.19

## 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 & Mary Simmons, Association Manager—Mark Anderson

**Minutes of last meeting**—Motion to approve the minutes M/S/P.

## Reports of Officers and Manager

### Treasurer Report

- May deposits were \$26,727. Operating expenses were \$48,140, including \$19,041 transfer to Reserve Project Holding. Monthly loss was \$21,213.
- Operating account balance (May 31) is \$5,310.
- Year-to-date income is \$110,027, and expenses are \$91,149.
- Year-to-date gain is \$18,878. Reserves are currently \$812,338.
- Total assets are \$817,726, including accounts receivable of \$78.
- Total liabilities are \$2,479, including accounts payable of \$0.
- NHC checking account balance is \$8,103.95 as of 31 May 2019.
- Mark to meet with Bell-Anderson to reconcile balance of Holding Account.

### Manager Report

1. Status of Iliad weed control program.
  - a. Herbicide shipment is scheduled for delivery 6/20. Application will take about one week.
2. Waterford fountain electrical panel—Aquatechnex warranty & scope of repair.
  - a. Mark has verbal agreement from distributor to replace the electrical panel.
  - b. Mark will arrange for the defective unit to be shipped to the distributor.
  - c. Motion was M/S/P to request proposal from Iliad to replace Waterford Fountain.
3. Member inquiries—Marina Pointe—trimming willow trees.
  - a. Mark replied to Marina Pointe. The individual HOA is responsible to maintain the trees planted on their property.
4. Solstice—skimming activities are continuing to remove algae and pondweed.

## Reports of committees

1. Water Quality—Iliad is prepared to start the chemical application for weed control. The process will take approximately one week. Iliad submitted a proposal to replace the turbine pump for Well #1, at Main Lake. The pump is original equipment, which failed after start-up last month.

2. Neighborhood Council—Kathi posted an info item on Nextdoor.com about designing artwork to cover the utility boxes in the neighborhood, and inviting volunteers to participate in the project.

### **Unfinished business**

1. Newsletter—Kathi is developing content and mailing list.
  - a. Kathi will send a draft of the newsletter to Board members.
2. National Night Out—Tuesday, August 6.
  - a. Send notice to communities—The Lakes Association will contribute \$100 to each community registered to participate in the event. (Jana will notify the HOA Presidents and the Management companies for the apartment complexes.)
3. Evaluate trees in median strip. Remove/replace dead trees.
  - a. Solstice to assist in identifying trees which require removal.

### **New Business**

1. Well #1—Replace pump motor
  - a. Iliad proposal—Replace Turbine Pump and Motor, Well cleaning, Install timer and electrical shut-off. \$23,859, including tax.
    - i. Motion to approve the Iliad proposal was M/S/P.
2. Insurance Renewal
  - a. AUW proposed premium for 2019-2020 is \$9,175 + \$27 rider for terrorism coverage, a reduction of \$270 from last year. A motion was M/S/P to approve the proposal from AUW.
3. Reserve Study
  - a. Last reserve study was conducted in 2015. The Board discussed including a reserve study in the 2020 budget, to serve as a long-range planning tool to provide a schedule and estimated costs for repairs, replacing capital equipment, and major operating expenses.

### **Notes**

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

### **Next meeting date**

Wednesday, August 14.

### **Adjournment—7:45 PM**