

The Lakes Community Association Meeting Minutes—2019.08.14

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 (Late arrival)

Community Members in attendance:

Sharon Peden, Gerry Nelson, Marilyn Bowman, Barbara Kelvin, Christine Marshall, Bob Marshall, Dave Payn.

Minutes of last meeting—Motion M/P/S to approve revised minutes (added Master Association Insurance renewal includes a rider of \$27 for terrorism coverage.)

Reports of Officers and Manager

Treasurer Report:

July deposits were \$108,845, and operating expenses were \$17,833.

Monthly gain was \$91,013, including \$83,866 transfer from Reserves.

Operating account balance at the end of July is \$93,929.

Total assets are \$813,969, including accounts receivable of \$811.

Total liabilities are \$1,896, including accounts payable of \$0.

NHC checking account balance is \$5,922.31 as of 31 July 2019.

Manager Report

1. Status of Iliad weed control program. First chemical application 7/18. Evaluate results and determine next steps. Areas needing improvement include Soames Pond and Ruby Lake.
2. Waterford fountain electrical panel—Aquatechnex warranty & scope of repair.
 - a. Action Item—Mark to ship the damaged panel to the vendor.
 - b. Mark to follow up with vendor to receive replacement unit.
 - c. Existing fountain to be installed at an alternate location.
3. Waterford Pond replacement fountain—Iliad to install new fountain.
4. Member inquiries—Marina Pointe—trimming willow trees.
 - a. Governing documents do not indicate The Lakes Association is responsible to maintain trees planted on private property of Homeowner/Condo Associations.
5. Lakes Association taxes are due September 15. Bell-Anderson will process payment.

Reports of committees

1. Water Quality—

The Lakes Water Quality Report—August 2019

A top priority for 2019 is to improve the water quality in The Lakes at Kent.

In June of 2018, Mike Mactutis, from the City of Kent outlined a number of items which have a negative effect on the water quality in The Lakes at Kent:

1. Nutrient enrichment of pond from fertilization, grass clippings, decomposition of aquatic and terrestrial plants and leaves.
2. Geese and waterfowl waste entering the bodies of water.
3. Erosion and pollution from run-off.
4. Iron Bacteria—Soils are rich in iron, which leaches into the water and causes discoloration.
 - a. Recommended solution—Keep the water flowing with aeration to keep it oxygenated.
 - b. Treat the water with chemical flocculant, which has been successful in local lakes to “bind” nutrients and contaminants to take them out of the water column and leaves the water cleaner looking.

The Lakes Community Manager requested, from several established vendors, an analysis of the operation and recommendations for a maintenance program to address water quality issues. One vendor, Aquatechnex, declined to respond. Iliad Inc. submitted a proposal for a maintenance program which addressed all elements known to affect water quality and the operation of wells, pumps, weir gates, and related equipment.

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. This option is intended to treat the entire system of lakes and ponds, in place of dredging, which would be contained to a specific target area. This strategy follows the guidelines provided by Mike Mactutis.

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.

The maintenance proposal included recommendations for long-range planning and optional capital equipment upgrades. These items are outside the scope and means of the existing maintenance

program. The cost cannot be supported by the current 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 been satisfactory. Other options for improving the quality of the fresh water supply need to be taken under consideration. One option would be to drill the well deeper. 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 and the electrical panel failed. The company responsible for the installation, Aquatechnex, has been contacted to provide repairs and/or replacement, under warranty, for the equipment. The board is planning to procure a new unit from Iliad, which is expected to provide improved reliability for Waterford Pond.

The #1 well, located by the culverts at Harbor Reach, failed upon start-up in May. A new pump motor was installed. The vendor is addressing a problem with a water leak in the system. The well is not yet operational.

On May 22, the Board approved 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, by Aquatechnex, 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 had become less effective. The Lakes Board decided not to renew the contract for 2019. Iliad offered a more robust program of chemical treatment, which saturates the entire body of water, as a solution for improving water quality. The original time-line to start chemical treatment was March, before significant weed growth occurs. The herbicide product experienced delays in shipping due to weather and approval of permits. Chemical treatment started on July 18. The process to remove dead weeds began on July 29. Cost of initial chemical application is \$104,520. Cost of follow up weed control application is \$48,000. Weed application for subsequent years would be available at a much lower annual cost.

The results of the chemical treatment show improvement in Main Lake, Island Lake, Top Lake, and Middle Lake. Very little algae or weeds are visible on the surface. Ruby Lake and Soames Pond need improvement following the first application of herbicides. Patches of weeds are visible in many areas of the surface water. The problem is exacerbated by the low water level in Ruby Lake and Soames Pond. The bio-swales and the culvert from Soames Pond to Ruby Lake dried up very early in the season. Drought conditions may have been a contributing factor to the low water level.

The vendor is preparing to apply a second round of chemical treatment to the weeds, concentrating on areas of shallow water, including Ruby Lake and Soames Pond.

The next steps will be to evaluate the results of the maintenance program for 2019 and determine how to improve the process for the coming year.

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—Kathi is the point of contact for a community garage sale scheduled August 23, 24, and 25.
3. Newsletter—Minuteman Press paid in full 7/23/19. Distribution was to include all addresses in The Lakes. Kathi will follow up with residents of BW I who did not receive the newsletter.

Unfinished business

1. Evaluate trees in median strip. Remove/replace dead trees.
 - a. Discussion point: Obtain the services of an arborist to evaluate trees.
 - b. Possible option: Ryan Steely at Pacific Arboriculture, certified arborist
 - i. Motion M/S/P to request bids from 3 arborists to evaluate the condition of trees in the common areas and recommend the best course of action to address unhealthy trees. Work scope is to include annotation of trees on bordering HOA property, if showing signs of disease. Vendors recommended by members: Davey Tree Service, Washington Tree Service.
2. Well #1.
 - a. Pump motor replacement. (7/24) Awaiting repair of water leak and return to service.
3. Waterford Fountain
 - a. Iliad to install fountain.

New Business

1. National Night Out—
 - a. Mark to process reimbursement of up to \$100 for each community that participated. Receipts are to be sent to Mark.
2. James Street Closure
 - a. Traffic detours through The Lakes
 - i. Resident concerns and feedback to Kent Public Works
 1. Speeding commuter traffic on streets in The Lakes and passing the playground. (A vehicle hit two trees and caused significant damage.) Increase in traffic from large trucks.
 2. Public works agreed to adjust detour signs to help reduce commuter traffic and commercial vehicles cutting through The Lakes.
 - b. Action Item—Mark to seek restitution for damaged trees from driver.

- i. KPD Case #19-10556
- 3. 2020 Budget Items
 - a. Reserve Study
 - i. Determine long-range planning objectives and maintenance program.
 - b. 2020 Landscape Services
 - i. Discuss proposals and options for landscape services.
- 4. Shared email account for The Lakes Board—open for further review.
- 5. Resident request—Bench at the pagoda faces outward from the pagoda. Resident requested turning the bench to face inward, toward the center of the pagoda.
 - a. Motion M/S/P—Request Solstice to reverse the direction of the bench.

Members in attendance had questions about the decision to change the vendor for the weed control program from Aquatechnex to the enhanced program proposed by Iliad NW, due to the increase in cost. The next steps are to evaluate the results, take corrective action to improve areas where the results did not meet expectations for water clarity and weed removal. The proposal will be evaluated at the end of the year to select a course of action for 2020.

Notes

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

Next meeting date

Wednesday, September 18—Budget planning Meeting

Mark to schedule Annual Meeting for The Lakes Association—preferred date Oct. 16.

Adjournment—7:49 PM