

Draft

The Lakes 2019 Annual Meeting Minutes October 16, 2019, 7 P.M. Kent Senior Center

Meeting call to order—7 P.M.

Self Introductions

President—Jana Tipton, Vice President—Kathi Jones, Treasurer—Joe Heltzel, Member at Large—Tutubi Brown and Mary Simmons, **Property** Manager—Mark Anderson

Approval of 2018 meeting minutes

Motion M/S/P to approve the minutes from the 2018 meeting.

Treasurers Report—Joe

August deposits were \$17649, and operating expenses were \$19336.

Monthly loss was \$1687.

Operating account balance at the end of August is \$8356.

Total assets are \$739008, including accounts receivable of \$4720.

Total liabilities are \$420, including accounts payable of \$0.

NHC checking account balance is \$5922.31 as of 30 August 2019.

Water Quality Report—Jana

The Lakes Water Quality Report—October 2019 Annual Meeting

A top priority for 2019 was to improve the water quality in The Lakes at Kent. As stated in the Declaration of Covenants, “The lake and related equipment and facilities are an important asset of the Organization which must be properly maintained and monitored. The Board reserves the right to select a new consultant or to modify the lake management program in the future based on the recommendation of qualified consultants retained by it”. According to the governing documents, the original Board adopted a lake management proposal which accomplished this objective.

In June of 2018, Mike Mactutis, City of Kent Environmental Engineering, 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 objective of this plan was 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 the City of Kent, Public Works.

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 of 2019, 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 are yet to be identified, such as drilling the well deeper, or other testing other means of filtering or treating the water with

chemicals. 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 in 2018 failed operation after one year, and the electrical panel burned out. The Board contracted with Iliad to install a fountain which will deliver reliable operation for Waterford Pond. The company responsible for the original installation, Aquatechnex, has committed to honor the warranty, for warranty replacement of the equipment. This fountain will be installed in a location suitable for reliable operation of the unit.

The #1 Well, located on Main Lake, by the culverts at Harbor Reach, failed upon start-up in May. A new pump motor was installed.

On May 22, the Board approved a proposal from Iliad, Inc., with a specific work scope to provide effective chemical treatment of weeds (Eurasian Milfoil), 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. The program did not include treatment of Eurasian Milfoil, an invasive weed which is becoming more prevalent in the bodies of water. Over time, the water treatment program provided by Aquatechnex had become less effective. The 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. After several revisions, the contract with Iliad NW was approved by the Board on May 22. The herbicide product experienced delays in shipping due to weather and approval of transportation permits. Chemical treatment started on July 18. The process to remove dead weeds began on July 29. The results of the chemical treatment showed improvement in Main Lake, Island Lake, Top Lake, and Middle Lake. Very little algae or weeds were visible on the surface. Ruby Lake and Soames Pond needed improvement following the first application of herbicides. Late in the process, the vendor revealed that the weed removal process for Ruby Lake was not accomplished during the scheduled time to perform the task. Patches of weeds were visible in many areas of the surface water. The problem was 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 applied a second round of chemical treatment to the weeds, concentrating on areas of shallow water, including Ruby Lake and Soames Pond. There was mis-communication regarding the disposal of the weeds after they were deposited on the shoreline. The corrective action to remove the debris was accomplished in October.

The next steps will be to evaluate the results and lessons-learned from the maintenance program for 2019 and determine how to improve the process for the coming year. The most current Reserve Study (2015), shows The Lakes at Kent Community Association fully funded, at 100%, to cover the replacement cost of all equipment required to support the lakes operation and irrigation. There is a surplus amount of \$300K in the Reserve Account, which was collected to support dredging and related actions in 2018. The Board elected to defer the action of dredging, in order to evaluate the cost/benefits of alternative maintenance programs.

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.

Community involvement and continuing education will be key success factors in shaping the future of The Lakes at Kent.

Neighborhood Council Report—Kathi

Presentation of Budget 2020

The 2020 Budget was approved with no increase in the monthly **assessment**. The monthly cost per door will remain at \$10.

Elections of new board members

New board members elected: Gerry Nelson (**Bridgewater I**), Doug Kemper (**West Bay**)
Continuing board members: Joe Heltzel (**Cypress Cove**), Kathi Jones (**Regatta**), Tutubi Brown (**Bridgewater II**), Mary Simmons (**West Bay**), Jana Tipton (**West Bay**).

Resolutions to create committees

Meeting will be scheduled in November to create resolutions from committees.

Volunteer List—

Neighborhood Council: Troy Kaplan (Bay View)

Landscape: Diane DeMeerleer (Bridgewater IV)

Water Quality: Bob Marshall (Marina Pointe), Mary Kleinsasser (Marina Pointe), Mary Ann Scott (?), Rick Mauser (Marina Pointe), Gerry Nelson (Bridgewater I), Doug Kemper (West Bay)

Comments from members of the community

Comment: Concern about having two or more board members from the same community. Response: The board will work out a solution at the next board meeting.

1. Question: What were total assets at beginning of year (2019)? Response: Down about \$100K based on 2019 annual meeting minutes.

2. Question: What was reserve balance at the end of August. Response: \$725932.

3. Question: What was the cost of the water quality maintenance program in 2019?
Response: About \$150K. A committee is being formed to request bids and select a vendor for 2020.

4. Question: Regarding break-ins at Promenade North, do any Lakes communities have video surveillance? Response: Not to our knowledge. Could be a privacy issue.

5. Question about security patrol for The Lakes.

6. Discussion about impact of crime in The Lakes. What is the future?

7. Comment about Air BNB rentals in River Place.

8. Question: What is the status of the FEMA coverage for disaster cleanup? Response: Joe Heltzel is still working with The City of Kent to define the problem and reach an agreement.

Adjourn meeting—8:30 P.M.