

DRAFT

The Lakes Community Association Meeting Minutes—2020.02.20

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 (excused), Member at Large—Tutubi Brown, Mary Simmons (excused), Association Manager—Mark Anderson (excused), Members Elect: Gerry Nelson, Doug Kemper

Community Members in attendance: Bob Marshall, Christine Marshall, Mary Ann Scott, Rick Mauser (Marina Pointe), Diane DeMeerleer (BW IV), Kay Frank (BW III), Randy Saeteurn (Harbor Reach)

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

Reports of Officers and Manager

1. Treasurer Report
 - a. January deposits were \$28,668, and operating expenses were \$21,638. Monthly gain was \$7,030.
Operating account balance at the end of January is \$22,661.
Total assets are \$684,768, including accounts receivable of \$6,606.
Total liabilities are \$420, including accounts payable of \$0.
NHC checking account balance is \$9,143.95 as of 30 January 2020.
2. Manager Report
 - a. Bridge repair to replace missing stone blocks (Schedule as weather permits).
Evaluate the bridge structure to determine work scope for the project.
 - b. Action Item: Kathi Jones to contact City of Kent to inquire about the City's responsibility for bridge repairs.
3. President Report
 - a. Cold Weather operations—High water levels began receding 2/16 (Main Lake)
 - b. City of Kent inspection of street drains. Per Heather Martin, Conservation Coordinator, Kent Public Works: All catch basins and inlets owned or operated by the City of Kent shall be inspected every two years. The City of Kent clean the catch basins if they have 60% or more of sediment in the sump. The City of Kent repair the catch basins if the (internal) structural integrity is failing, meaning a ¼" wide crack or larger. The individual Homeowner Associations in The Lakes Community are responsible for managing and maintaining their private stormwater systems.

Reports of committees

- Water Quality—Proposals for 2020 lake maintenance (Gerry Nelson)

To: The Lakes at Kent BOD

From: Water Quality Team

Subject: Recommendations for 2020 Water Management

At the outset we planned to use information provided by NW Aquatic Ecosystems (Doug Dorling) to write a scope of work to be used in a request for proposals. That plan has changed as we have journeyed through that proposal and two others we have received. We have learned a lot from these proposals, many discussions among the team and at the board meetings.

We now have comprehensive proposals from three highly qualified contractors:

- NW Aquatic Eco-Systems
- Aquatechnex
- Milfoil King
- In addition, we have a proposal from NW Aquatic Eco-Systems to assess the bioswales and aeration systems.

It has become clear that each contractor has a different approach to the issues. The team agrees that writing a statement of work in order to get more proposals is not an efficient approach at this point. It may be advisable to do so in the future as we learn more about water treatment and gain more experience with these contractors.

Here are our recommendations:

1. Enter into a contract with NW Aquatic Eco-Systems to do the assessment of bioswales and aeration. This includes scientific analysis of the systems and reports. Those mechanical systems need to be evaluated as a baseline because they affect the success of any other mediation (\$6,700).
2. Enter into a contract with Milfoil King to perform weekly mechanical weed removal and dredging plus installation of two floating wetlands (\$88,000).

This is a non-chemical approach that includes installation and maintenance of two floating wetlands.

3. Enter into an agreement with NW Aquatic Eco-Systems to do “as needed” testing, treatment, and consultation. This proposal was the most detailed and scientific proposal. Doug Dorling agrees with this approach, doesn’t expect an “all or nothing contract” and wants to help us. He is willing to work with other contractors (cost TBD).

- Neighborhood Council—Community Conversations Focus Group (Kathi Jones)
 - Community members attended the event at Neely-Soames House.
- Neighborhood Programs Workshop (Tutubi Brown). Topic: Recruiting Volunteers.
 - Tutubi initiated the request for status of drain inspections from Heather Martin.

Unfinished business

1. Evaluate trees in median strip for trimming and removal/replacement of dead trees. Davey Tree service recommended scheduling an inspection of trees when they are no longer dormant.
 - a. Discussion point: Obtain the services of an arborist to evaluate trees. The company must have the capability to perform the work.
 - b. Arborists: Davey Tree, WA Tree Service, Legendary Tree, Conservation Tree Care, Tree Resources

New Business

1. Elect 2020 Board positions for The Lakes at Kent Community Association (Members: Jana Tipton, Joe Heltzel, Kathi Jones, Tutubi Brown, Mary Simmons, Gerry Nelson, Doug Kemper)
 - a. President—Jana Tipton
 - b. Vice President—Kathi Jones
 - c. Treasurer—Joe Heltzel
 - d. Secretary—Tutubi Brown
 - e. Members at Large—Gerry Nelson, Doug Kemper, Mary Simmons
 - f. Succession Plan—Recruit new talent
 - i. Discussion about mentoring new board members—Doug Kemper is interested in working with the Treasurer to learn the financial aspect of The Lakes operating budget and reserve accounts.
2. 2020 Budget Items—Target Date to sign maintenance contracts—Feb. 2020
 - a. 2020 Maintenance Program for weed control
 - i. Proposal from NW Aquatic Eco Systems, Doug Dorling
 - ii. Milfoil King, Joe Markman
 - iii. Aquatechnex
 1. Motion was M/S/P to accept the proposal submitted by the Water Quality Committee.
 - b. 2020 Landscape Services—Mark to review contract with Solstice/Linda (In work)
 - i. Solstice contract renewal for landscape services
 1. 2020 Cost Estimate \$76,400
 - c. Task Maintenance Contract (Under review)
 - i. Solstice contract renewal for Task Maintenance
 1. 2020 Cost Estimate \$24,500
 - d. Maintenance contract for Equipment (Wells, Pumps, Aeration, Fountains)

- i. Iliad contract renewal for equipment maintenance
 1. 2020 Cost Estimate \$4,100
 - e. Ideas to improve water flow for Soames Pond and Ruby Lake (no action taken)
 - i. Remove section of old wall separating Main Lake from New Lake
 - ii. Determine the location to install the spare fountain.
 - f. Evaluate options to improve water quality from the wells. (No action taken)
 - i. Cost/benefit of drilling deeper for #1 Well and #2 Well.
 - ii. Explore optional locations for drilling a new well.
 - g. Reserve Study (In work with Reserve Consultants)
 - i. Determine long-range planning objectives and maintenance program. Address challenges of aging infrastructure and environmental factors.
 - ii. Update accounts to represent current status of reserves for replacement of capital equipment, and improvements (aeration system, ways to stabilize and supplement the water level).
3. City of Kent Grant for Neighborhood Council communication tools.
 - a. Other grants available for neighborhood projects
 - i. Painting/Decorating Utility Boxes (T. Brown)
4. 2020 updates for community BODs in The Lakes (board members & Property Managers)
 - a. Send updates to Jana: kentlakes19@gmail.com

Notes

- Secure access to minutes—User ID: lakesatkent PW: 19@GreenRiver
- WSCAI—2020 Initiative—Alternative Dispute Resolution Task Force (Jana Tipton)

Next meeting date

Thursday, March 19....to be rescheduled. Gerry is not available on 3rd Thursdays.
Next meeting will be scheduled for Thursday, March 12 (2nd Thursday).

Adjournment—7:45 PM