

The Lakes Community Association Meeting Minutes—2020.03.12

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

Community Members in Attendance

Rick , Bob, Mary Ann ,Karen White and Melita Graus of WindWard Cove.

Minutes of last meeting—Motion

M/S/P to approve the minutes.

Reports of Officers and Manager

- Treasurer Report- February deposits were \$31710. and operating expenses were \$19472. Monthly gain was \$12238. Operating account balance at end of February is \$34899. Total assets are \$692686, including account receivable of \$262. Total liabilities are \$420, including accounts payables of \$0. NHC checking account balance is \$9144.09 as of January 2020.
- Manager Report—Most accounts for monthly dues are now current.
 - a. Action: Mark to verify late fees for Cypress Cove.
- President Report—The excess water in the lakes has receded and the water is back to normal levels for Winter operations.

Reports of committees

1. Water Quality—Gerry will provide a draft of the contract for Milfoil King, track changes, and provide a final copy for ratification.
2. Neighborhood Council
 - a. Newsletter scheduled for release April 1.
 - i. Kathi is to provide a draft to Board members for review.

Unfinished business

1. Evaluate trees in median strip for trimming and removal/replacement of dead trees.
 - a. Discussion point: Obtain the services of an arborist to evaluate trees.
 - b. Service providers: WA Tree Service, Davey Tree, Legendary Trees, Conservation Tree Care, Tree Resources
 - i. Request for proposals is scheduled to begin in April.
2. Bridge Repairs
 - a. Kathi confirmed that The City of Kent previously repaired the bridge..

- b. Mark to review scope of work to determine if it requires a proposal from stone mason.
- 3. 2020 Budget Items
 - a. Finalize contracts for 2020 Maintenance Program for weed control
 - i. Gerry to track changes and provide final version of the contracts.
 - b. Improvements to water flow for Soames Pond and Ruby Lake
 - i. Remove section of old wall separating Main Lake from New Lake
 - ii. Determine the location to install the spare fountain.
 - 1. Coordinate with Doug Dorling
 - c. Evaluate options to improve water quality from the wells. (No action)
 - i. Cost/benefit of drilling deeper for #1 Well and #2 Well.
 - ii. Explore option of drilling a new well.
 - d. Reserve Study
 - 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).
 - iii. Action: Mark and Jana are coordinating with Reserve Consultants to conduct the Level 2 Reserve Study and schedule a site visit.
 - e. 2020 Landscape Service contract Approved by BOD.
 - f. Solstice contract
 - 1. 2020 Cost Estimate \$76,400
 - g. Task Maintenance
 - Contract Approved by BOD.
 - i. Solstice contract renewal for Task Maintenance
 - 1. 2020 Cost Estimate \$24,50.
- 4. City of Kent Grants
 - a. Painting/Decorating Utility Boxes
 - i. No actions at this time.

New Business

- 1. Personal Injury Claim
 - a. Mark to research legal steps for resolution.
 - a. Plan to inspect sidewalks and surfaces which require repair.

Notes

- Secure access to minutes—User ID: lakesatkent PW: 19@GreenRiver
- WSCAI—2020 Initiative—Alternative Dispute Resolution Task Force (Jana Tipton)
- 2020 contact list for HOA Board members and Property Managers
 - Send updates to Jana: kentlakes19@gmail.com

Next meeting date

Thursday, April 9

Meeting schedule for 2020—2nd Thursday of the month, 6:30 PM, West Bay Clubhouse

Adjournment—7:45 PM