

The Lakes Community Association Meeting Minutes—2020.04.09

Opening

Call to order the meeting—6:30 P.M. via Zoom

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 Mauser

Minutes of last meeting

Motion M/S/P to approve revised minutes. Revision: Mark to meet with Solstice to negotiate terms and cost.

Reports of Officers and Manager

- Treasurer Report--March deposits were \$24671, and operating expenses were \$14357. Monthly gain was \$10314.
Operating account balance at the end of March is \$45212.
Total assets are \$703866, including account receivable of \$10.
Total liabilities are \$2314, including account payable of \$0.
NHC checking account balance is \$9144.09 as of March 2020.
A motion was passed to convert a CD.
\$50K will roll over to a new CD.
\$50K will move to the operating account to cover the 2020 maintenance contract with Milfoil King.
- Manager Report—Accounts for monthly dues are up to date. Cypress Cove account is reconciled.
- President Report—Thank you to members of the community for complying with the COVID19 guidelines for Social Distancing and looking out for neighbors in need.

Reports of committees

- Water Quality—(Gerry) Milfoil King contract is signed. The company has started operations at Middle Lake, extracting sediment from the lake bottom. The process is to place the material in a large bag on the shoreline. The water will drain from the bag, then be removed from the property.
- Neighborhood Council
The Newsletter is scheduled for release in April. Kathi provided a draft of the newsletter. Minute Man Press will print the newsletter. The newsletter will be distributed to each homeowner in The Lakes. Copies of the newsletter will be delivered to the office of each apartment complex.

Unfinished business

- Maintenance Program for weed control
 - NW Aquatic Eco Systems—Doug Dorling
 1. Bio-swale—Doug to provide analysis of bio-swales and make recommendations.
 2. Equipment/Aeration—Doug to inspect and report findings.
 3. Algae Control—NW Aquatic on “as-needed” basis
- Milfoil King
 - Installation of 2 Floating Wetlands—location to be determined.
- Evaluate trees in median strip for trimming and removal/replacement of dead trees.
Discussion point: Obtain the services of an arborist to evaluate trees.
Service providers: WA Tree Service, Davey Tree, Legendary Trees, Conservation Tree Care, Tree Resources
 1. Project will resume in April, as permitted, during the COVID19 Stay at Home Order.
- Bridge Repairs
The City of Kent Public Works agreed to repair the bridge by the main entrance by replacing the missing stone blocks.
- Reserve Study—Reserve Consultants
Proceed with 2020 Level 2 Reserve Study, including site visit.
Schedule next update on 5-year interval (2025)
Determine long-range planning objectives and maintenance program.
Inspect the infrastructure—identify items for repair/replacement.
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).
 1. Action: Mark to contact Reserve Consultants to confirm the terms and finalize the contract for the Reserve Study.
- Personal Injury Claim
 1. Action: Mark spoke with the resident to reach an agreement for terms. Mark will confirm the process with legal council and proceed with settlement.
- Evaluate options to improve water quality from the wells.
Cost/benefit of drilling deeper for #1 Well and #2 Well.
Explore option of drilling a new well.
Options to condition water or reroute outflow.
 1. No action at this time.

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, May 14

Meeting schedule for 2020—2nd Thursday of the month, 6:30 PM, West Bay Clubhouse
(providing the Clubhouse has resumed operation)

Adjournment—7:10 PM