

The Lakes Community Association Meeting Minutes—2020.05.14

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 (on Leave of Absence), Gerry Nelson, Doug Kemper, Association Manager—Mark Anderson

Community members in attendance- Bob Marshall- Marina Point, Beau Madsen- Waterford, Karen White-Winward Cove

Minutes of last meeting—M/S/P to approve minutes from the April 9 meeting.

Reports of Officers and Manager

1. Treasurer Report—
 - A. April deposits were \$21587, and operating expenses were \$27864. Monthly loss was \$6277. Operating account balance at the end of April is \$38937. Total Assets are \$698988, including accounts receivable of \$194. Total liabilities are \$1762, including accounts payable of \$0. NHC checking account balance is \$6563, as of April 22020.
 - B. \$100K CD reached maturity. Joe moved \$50K to a new CD and \$50K to be held in a money market account until it is used for payment of the lake maintenance contract.
2. Manager Report—Personal Injury Claim: Mark is seeking legal council to finalize the settlement documentation.
3. President Report
 - a. Weir gate was closed on April 9. The water level in the lake has been stable, without flowing over the retaining wall. The culvert at Soames Pond still has water flowing into Ruby Lake. Waterford Fountain has been returned to normal operations, and Well #3, at Waterford has been turned on to provide supplemental water to the lakes, to off-set evaporation.
 - b. State of Washington COVID-19 health directives require residents to practice social distancing, avoid group activities in parks, and refrain from using the playground, because no process is in place for sanitizing and disinfecting the equipment.

Reports of committees

1. Water Quality—Lake Defense Force released a schedule for sediment removal. Currently, the work is being done in Main Lake-East, by Harbor Reach.
2. Neighborhood Council
 - a. Newsletter was published and distributed to all communities in The Lakes.

- b. Registration for National Night Out is open. The NNO event has been postponed until the 1st week of October, due to COVID-19.

Unfinished business

1. Maintenance Program for weed control
 - a. NW Aquatic Eco Systems—Doug Dorling (Scheduled to begin evaluation the week of May 18.)
 - i. Bio-swale
 1. NW Aquatics is to provide analysis and proposal for bio-swale refurbishing project.
 - ii. Equipment/Aeration Inspection & Recommendations
 - iii. Algae Control
 1. Plan for NW Aquatics to provide treatment for seasonal algae bloom is to be determined.
 - c. Milfoil King—New Name: Lake Defense Force
 - i. Installation/location of 2 Floating Wetlands
 1. Postponed from April due to COVID19 restrictions for supplier.
 2. Currently scheduled for installation May
3. Evaluate trees in median strip for trimming and removal/replacement of dead trees.
 - a. At the beginning of the COVID19 Stay at Home Order, Davey Tree was performing only emergency work (fallen trees, or removing a safety hazard)
 - b. Davey Tree is now resuming normal operations. The arborist conducted a site survey on May 14. About a dozen trees were recommended for removal. A number of trees require trimming for clearance from roadways, sidewalks, and street signs. Most trees in the median strips are stressed due to confined roots, and are recommended candidates for deep root fertilization. Davey Tree will provide a proposal. The same work scope will be used to request proposals from other vendors.
 - c. Service providers: WA Tree Service, Davey Tree, Legendary Trees, Conservation Tree Care, Tree Resources
4. Reserve Study—Reserve Consultants
 - a. On-site inspection will be conducted when water level drops and structures are visible for evaluation.
 - b. Proceed with 2020 Level 2 Reserve Study, including site visit.
 - i. Schedule next update on 5-year interval (2025)
 - c. Update accounts to represent current status of reserves for replacement of capital equipment, and improvements (dredging, aeration system, bulkheads).
 - d. Mark confirmed the company agreed to the terms. The study will proceed when the company returns to normal operations.
5. Start a plan to research and evaluate options to improve water quality from the wells.
 - a. Cost/benefit of drilling deeper for #1 Well and #2 Well.
 - b. Explore option of drilling a new well.
 - c. Options to condition water or reroute outflow.
 - d. Determine if NW Aquatics is a source for recommendations.

- e. Mark and Jana will start to gather information about options.

New Business

1. Governor's proclamation for Homeowner Association during COVID-19 Stay at Home Order. Effective until May 31, then will proceed with a phased approach to reopening businesses and normal activities.
 - a. Approve video and audio conferencing for HOA meetings.
 - b. No late fees or interest charged for delinquencies to those affected by COVID-19 outbreak.
 - c. Request a motion for a resolution to record the government mandate in the minutes.
 - d. Motion M/S/P for the Board to comply with terms of the proclamation for COVID-19 procedures.
2. Decide on process for replying to member requests sent to The Lakes Website.
 - a. Designate a person to respond to requests from The Lakes website or forward the request to the appropriate party for resolution.
 - b. Tutubi Brown volunteered to be responsible for answering inquiries generated from The Lakes website.
3. Mary Simmons requested temporary leave of absence from The Lakes BOD.

Notes

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

Next meeting date

Thursday, June 11

Meeting schedule for 2020—2nd Thursday of the month, 6:30 PM, Location: TBD

Adjournment—7:10 P.M.