

The Lakes Community Association Meeting Minutes—2020.06.17

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, Randy Saeteurn.. Harbor Reach, Roberta Stephens.. Promanade at the Lakes.

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

Reports of Officers and Manager

1. Treasurer Report:
 - a. May deposits were \$20806, and operating expenses were \$30896. Monthly loss was \$10090. Operating account balance at the end of May is \$28847. Total assets are \$690740, including account receivable of \$1210. Total liabilities are \$1846 including accounts payable of \$0. NHC checking account balance is \$6563 as of 31 May 2020.
2. Manager Report—Settled Injury Claim,
3. President Report—Mary Simmons resigned from The Lakes Board
4. Website messages to the Board (Tutubi Brown)—No new activity to report.

Reports of committees

1. Website messages to the Board (Tutubi Brown)
2. Water Quality—Floating Wetland has been installed in Main Lake-East, by Harbor Reach. Lake Defense Force provided a schedule for Lakes Maintenance.
3. Neighborhood Council
 - a. (Jana) Marnie Simmons, from Laurel Springs Neighborhood Council requested assistance from The Lakes at Kent to distribute materials for the 2020 Census.

Unfinished business

1. Maintenance Program for weed control
 - a. NW Aquatic Eco Systems—Doug Dorling (Evaluation schedule is delayed).
 - i. Bio-swale—Analysis and proposal for bio-swale refurbishing project.
 - ii. Equipment/Aeration Inspection & Recommendations
 - iii. Algae Control (Plan to treat seasonal algae).
 - b. Lake Defense Force
 - i. Installation/location of 2 Floating Wetlands.
 1. Floating Wetland installed at Harbor Reach.

- ii. Schedule for sediment removal and algae abatement.
 - 1. Ruby Lake/Soames Pond is next on the schedule.
- 4. Evaluate trees in median strip for pruning, fertilizing, and removal of dead trees.
 - a. Davey Tree—Proposal received 6/1
 - b. Conservation Tree Care—Site inspection 6/15.
 - c. Bartlett Tree Experts—Site inspection 6/23.
 - d. Other Service providers: WA Tree Service (Offers services for spraying, not removing trees), Tree Resources (Not interested in giving free estimate)
- 5. Reserve Study—Reserve Consultants
 - a. On-site inspection will be conducted when water level drops.
 - b. Update accounts to represent current status of reserves for replacement of capital equipment, and improvements (dredging, aeration system, bulkheads).
- 6. 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. Contact Specialty Pump to seek recommendations.
 - i. The first step recommended by Specialty Pump is to establish a baseline to identify current condition of the well water.
 - ii. 6/14 Specialty Pump requested lab results of water test from wells to determine if a filtering system would be effective & economically feasible. Lab results from Iliad have been submitted to Specialty Pump.
- 7. Repair sidewalk at the Overlook Park
 - a. Steve Ross Concrete – Bid received
 - i. Recommends removing trees for permanent repair
 - 1. Davey Tree evaluated area for Tree Root Pruning
 - a. Determined trees are too close to sidewalk to cut the roots. Recommends relocating the sidewalk.
 - b. Board approved requesting a bid to install a new walkway.
 - i. Steve Ross will provide a bid.

New Business

- 1. Governor’s proclamation for Homeowner Association during COVID-19 Stay at Home Order. Protection for “high risk” individuals extended until August 1.
- 2. COVID-19 Parks and Playground Safety for residents.
 - a. Communication Options—Signage, correspondence to HOA Boards, Owners of Apartment complexes, Meeting minutes, website, social media (Nextdoor.com)
 - b. Cleaning and Disinfecting
 - i. State guidelines?
 - ii. Process for routine cleaning

- iii. Review services available from vendors for disinfectant spray in open spaces for recreation.

Action: The Board will focus on communicating health and safety protocols to residents, as directed by The State of WA.

Notes

- Secure access to minutes—User ID: lakesatkent PW: 19@GreenRiver
- National Night Out—Tentative Date for NNO is Tuesday, October 6. City of Kent contact for the event is Stacy Judd. (Sjudd@kentwa.gov). Registration is open for the communities in The Lakes.

Next meeting date

Wednesday, July 15

Meeting schedule for 2020—Review availability for meetings on the 3rd Wednesday

Adjournment: 7:20 p.m.