

The Lakes Community Association Meeting Minutes—2020.07.15

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—Gerry Nelson, Doug Kemper, Association Manager—Mark Anderson

Community Members in attendance:

Bob Marshall

Rick Mauser

Minutes of last meeting: Approved

Reports of Officers and Manager

1. Treasurer Report:
June deposits were \$19766, and operating expenses were \$31093.
Monthly loss was \$11327.
Operating account balance at the end of June is \$17520.
Total assets are \$683414, including account receivable of \$3106.
Total liabilities are \$1586, including account payable of \$0.
NHC checking account balance is \$6563 as of June 30,2020.
2. Manager Report.
3. President Report—Water Level, Wells, Tree Care Project, Eagle View Park—report posted on Nextdoor.com.

Reports of committees

1. Water Quality—Floating Wetland has been installed in Main Lake-East, by Harbor Reach. Lake Defense Force provided a schedule for Lakes Maintenance.
 - a. Status of Floating Wetlands
 - b. Removal of collection bags
 - c. Soames Pond—July 17
2. Neighborhood Council
 - a. (Jana & Kathi) Marnie Simmons, from Laurel Springs Neighborhood Council requested The Lakes at Kent to distribute materials for the 2020 Census.
 - b. The Lakes Newsletter
3. Website messages to the Board (Tutubi Brown)
 - a. Bullfrogs—Closed item
 - b. Harbor Reach—Lakes Defense Force—(Gerry replied to the inquiry)
 - i. Remove collection bags.
 - ii. Floating Wetlands—Plant replacement, Structure Sagging, Appearance, Geese roosting on Floating Wetland,

- c. Beau Madsen—Waterford Pond— (Gerry replied to the inquiry)
 - i. Question: Engage Engineering Firm to evaluate and clean Waterford Pond to improve water quality? Fountain operation?
- d. Promenade—Access to path (Kathi and Jana responded to the inquiry)
 - i. Clearing the Wetland area (West Bay responsibility)
 - ii. HOA has option to install signs “Private Property—No Trespassing”

Unfinished business

1. Maintenance Program for weed control—Gerry reported Doug Dorling was a “No Show”.
 - a. NW Aquatic Eco Systems—Doug Dorling (Evaluation schedule is delayed).
 - iii. Bio-swale—Analysis and proposal for bio-swale refurbishing project.
 - iv. Equipment/Aeration Inspection & Recommendations
 - v. Algae Control (Plan to treat seasonal algae).
4. Evaluate trees in median strip for pruning, fertilizing, and removal of dead trees. (Brown and Jana)

Motion was M/S/P to award the bid to Davey Tree. Total Cost \$12,583.60

- a. Davey Tree—Proposal received 6/1
 - b. Conservation Tree Care—Site inspection 6/15. Specializes in pruning trees.
 - c. Bartlett Tree Experts—Site inspection 6/23, Proposal received
 - d. Other Service providers: WA Tree Service (Offers services for spraying, not removing trees), Tree Resources (Not interested in giving free estimate)
 - e. Individual communities to evaluate trees on their HOA property.
5. Reserve Study—Reserve Consultants (Mark and Jana)
 - 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. (Mark and Jana)
 - a. Cost/benefit of drilling deeper for #1 Well and #2 Well., or drilling new well.
 - b. Options to condition water or reroute outflow.
 - c. 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 submitted to Specialty Pump.
 7. Repair sidewalk at the Overlook Park (Jana and Brown) Motion M/S/P to award bid to Steve Ross Concrete to install new sidewalk. Cost \$10,890.
 - a. June 17 Meeting—Board approved requesting a bid to install a new walkway—Steve Ross
 - i. Remove old sidewalk & install new sidewalk \$10,890 (incl. tax)
 - ii. Alternate Option \$7,016.90 (incl. tax)
 - I. Remove Trees (Davey Tree)

II. Repair original Sidewalk (Ross Concrete)

- b. Board Majority Vote Approved Permanent Solution—Remove old sidewalk, Install sidewalk in an alternate location. Justification: Removes future safety risk of further damage and injury from trip hazards as a result of tree roots pushing up sections of the concrete sidewalk. Preserves the existing 5 trees which add aesthetic value to the park landscape.
 - i. YES—Jana, Joe, Doug, Brown
 - ii. NO—Kathi Jones (cost information not available for 3rd option)
 - iii. No response—Gerry

New Business

1. (Continuing) COVID-19 Parks and Playground Safety for residents.
 - a. Communication Options—Meeting minutes, website, social media (Nextdoor.com)

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

2. The Lakes Community Garage Sale—The Board decided not to sponsor the event this year due to COVID-19 guidelines and precautions in effect.
 - a. Volunteers to set date and organize/advertise the event. (Canceled)

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.
- West Bay is sponsoring outdoor fitness classes due to clubhouse closure. All residents of The Lakes are welcome to join the free classes.

Next meeting date

Wednesday, August 19 via Zoom

Adjournment: 7:10 p.m.