

The Lakes Community Association Meeting—2020.09.16

Opening

Meeting Call to Order—6:30 P.M. via ZOOM

Roll Call

President—Jana Tipton, Vice President—Kathi Jones, Treasurer—Joe Heltzel, Secretary—Tutubi Brown (Excused) , Member at Large—Gerry Nelson, Doug Kemper, Association Manager—Mark Anderson, Community Members in Attendance: Rick Mauser, Randy Long

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

Reports of Officers and Manager

1. Treasurer Report—
August Deposits: \$23,326 and Operating Expenses: \$37,419 Loss: \$14,093
(Variance due to Lakes Maintenance Contract—LDF)
Operating Account Balance (8/31) \$14,376.
Total Assets: \$667,592, including Accounts Receivable: \$10
Total Liabilities for August: \$2,098, including Accounts Payable: \$0
NHC Checking Account Balance: \$6,563 as of August 31, 2020.
2. Manager Report—Action Item closed for confirming liability insurance for the park.
3. President Report—Tree Care Project: Tree trimming and removal started on September 8. Davey Tree requested suspending the project briefly due to air quality issues (smoke), and to assist other communities with clean-up from the September 7 storm.

Reports of committees

1. Water Quality
 - a. Status of Floating Wetlands
 - i. One Wetland was delivered. It is located on Main Lake by Bridgewater I.
 - b. Reseed dead grass where collection bags were located—Action item for LDF
 - c. LDF schedule—Schedule will be adjusted to provide clean-up of water surface along Island Park entry road.
2. Neighborhood Council
 - a. The Lakes Newsletter
 - i. Draft for board review
 - I. Kathi requested articles from Board members and owners.
3. Messages to the Board
 - a. 8/19. Bench damage by Harbor Reach
 - i. Replacement bench ETA October
 - b. 8/24 Automobile in the lake by Harbor Reach
 - i. No visible damage to lake wall.
 - c. 9/8 Windstorm damage—Tree down by Cypress Cove—Removed by Davey Tree

- d. Water Quality (Gerry)

Unfinished business

1. Master Association Tree Care Project
 - e. Tree trimming and removal started September 8.
 - f. Change Orders—Confirm approval \$4,025.
 - i. Board Motion M/S/P to approve change order
 - ii. Remove 2 Maples by Top Lake—Condition is deteriorating
 - iii. Remove 2 Maples in Median—Trees are dying
 - iv. Clear limbs to improve street light illumination by Marina Pointe
4. Reserve Study—Reserve Consultants (Mark and Jana)
 - a. On-site inspection Schedule to be determined next week.
5. Bids for Island Lake weed treatment (Select a Vendor)
 - a. Board Action—Cancel the weed treatment for 2020. LDF was not able to provide the service within the required time-frame, due to qualifications for insurance.
 - b. LDF—Bid was awarded—LDF unable to schedule—not insured for the service.
 - c. Aquatechnex
 - d. NW Aquatic Eco Systems
6. Liability insurance for Eagle View Park—(9/16) Closed Item.
7. Research and evaluate options to improve water quality from the wells. (Mark and Jana)
No action taken for Year 2020. Project requires in-depth research and professional analysis.
 - a. Cost/benefit of drilling deeper for #1 Well and #2 Well., or drilling new well.
 - b. Options to condition water or reroute outflow.
 - i. Set up filter system.
 - I. Wood Engineering—Paul Stull

New Business

1. Resident request adding a Waste Station for dog waste bags at Overlook Park
 - a. Board Action: Motion M/S/P to purchase a Waste Station at Overlook Park
 - b. Solstice can purchase and install.
2. 2021 Budget Draft
 - a. Board Action: Final draft of 2021 Budget—No increase in monthly dues assessment—2021 Dues to remain at \$10/door per month.
 - b. 2021 official ratification takes place at the Annual Meeting
3. Date for The Lakes at Kent Annual meeting—Wednesday, October 21, 6:30 PM via Zoom

Notes

- Secure access to minutes—User ID: lakesatkent PW: 19@GreenRiver
- The Lakes Garage Sale— Canceled this year due to COVID 20.
- National Night Out—Event is canceled for 2020 due to COVID19.
- Recycle Event at Hogan Park/Russell Road—October 17.
- Continue to monitor COVID-19 Directives for Parks and Playground Safety for residents.

- Communication Options—Meeting minutes, website, social media (Nextdoor.com)

Next meeting date

Wednesday, October 21 (Confirm date for Annual Meeting)

Adjournment—7:45 PM