

The Lakes 2020 Annual Meeting Minutes  
October 21, 2020 at 7pm

**Meeting call to order via Zoom—7 PM**

Mark Anderson confirmed the number of members present and by proxy does not constitute a quorum.

**Self-Introductions**

Jana Tipton/President, Kathi Jones/Vice President, Tutubi Brown/Secretary, Joe Heltzel/Treasurer, Doug Kemper and Gerry Nelson/Member at Large, Mark Anderson/Association Manager

**Presentation of Transportation Master Plan  
by April Delchamps (from the city of Kent )**

For more information regarding the Transportation Master Plan,  
Contact April Delchamps ([adelchamps@kentwa.gov](mailto:adelchamps@kentwa.gov))

**Approval of 2019 meeting minutes**

Minutes from 2019 accepted and approved without quorum present.

**Treasurers Report – Joe**

**Summary**

**Details**

2020 Summary	August Actual	September Actual	Monthly Variance
<b>Begin - Balance</b>	<b>28469.03</b>	<b>14376.13</b>	<b>-14092.90</b>
Total Deposits	23326.05	52500.15	29174.10
Total Payments	37418.95	29262.70	-8156.25
Net Change	-14092.90	23237.45	37330.35
<b>End - Balance</b>	<b>14376.13</b>	<b>37613.58</b>	<b>23237.45</b>
<b>Accounts Receivable</b>			
HOA dues	0.00	0.00	0.00
Late Fees	0.00	0.00	0.00
Delinquent Notices	10.00	10.00	0.00
Attorney	0.00	0.00	0.00
Due from Reserve	0.00	0.00	0.00
<b>Total Accounts Receivable</b>	<b>10.00</b>	<b>10.00</b>	<b>0.00</b>
<b>Reserves</b>			
Maintenance	<b>44312.57</b>	<b>34312.91</b>	<b>-9999.66</b>
BECU Savings	5.11	5.11	0.00
Key Bank Money Market #0980	44307.46	34307.80	-9999.66
Contribution	0.00	0.00	0.00
Withdrawal	10000.00	0.00	-10000.00
Reserve Project Holding	0.00	0.00	0.00
CDs	<b>598892.90</b>	<b>599972.03</b>	<b>1079.13</b>
Key Bank #3785 (11/10/2020)	108926.65	109154.67	228.02
Key Bank #3793 (11/10/2020)	108720.72	108948.31	227.59
Key Bank #3801 (11/10/2020)	107555.55	107780.71	225.16
Key Bank #3116 (6/26/2021)	56846.75	56870.84	24.09
Key Bank #2407 (11/16/2020)	108992.56	109213.35	220.79
Key Bank #2472 (9/9/2020)	107850.67	108004.15	153.48
<b>Total Maintenance Reserves</b>	<b>643205.47</b>	<b>634284.94</b>	<b>-8920.53</b>
Insurance (471873003233)	10000.00	10000.00	0.00
Contribution	0.00	0.00	0.00
<b>Total Insurance Reserves</b>	<b>10000.00</b>	<b>10000.00</b>	<b>0.00</b>
<b>Total Reserves</b>	<b>653205.47</b>	<b>644284.94</b>	<b>-8920.53</b>
<b>Total Cash Available</b>	<b>14376.13</b>	<b>37613.58</b>	<b>23237.45</b>
<b>Total Assets</b>	<b>667591.60</b>	<b>681908.52</b>	<b>14316.92</b>
<b>Liabilities</b>			
Accounts Payable	0.00	0.00	0.00
Prepaid Dues	2098.39	11786.39	9688.00
<b>Total Liabilities</b>	<b>2098.39</b>	<b>11786.39</b>	<b>9688.00</b>

## Water Quality Report. – Gerry

## Neighborhood Council Report. – Kathi

### Accomplishments this year – Jana

March—Supported COVID-19 Stay-at-Home Order issued by WA State and the CDC.

- Initiated Virtual Meetings via Zoom to limit face-to-face contact and comply with Social Distancing requirements.
- Shared COVID-19 requirements with residents
  - Wearing a mask
  - Practicing Social Distancing
  - Sanitizing/Disinfecting protocols

Tree Care/Maintenance Program

- Mapped out all trees which are the responsibility of The Lakes Association to maintain.
- Identified trees which required removing, pruning, or deep-root fertilization.
- Requested proposals from 3 qualified Arborists.
- Approved a contract with Davey Tree for the 2020 Tree Care Program.
- Project scheduled September 2020.

Replace Bench by Harbor Reach entrance

- Purchased a bench to replace the unit damaged by an unknown vehicle.

Bridge Repairs

- Bridge by Main Entrance had missing stones. City of Kent provided the repair work.

Outlook Park

- Provided improvements to remove multiple trip hazards forming in the original sidewalk.

Reserve Study

- Reserve Consultants provided an updated Reserve Study for The Lakes Association.

Financial Audit

- The 2020 Financial Audit for The Lakes at Kent is being provided by Stanford, Munko, and Co.

Community Social Connection

- In response to the COVID-19 shut-down of community facilities, such as Kent Commons, Kent Senior Center, and Fitness facilities, community members started sponsoring outdoor fitness classes, which are open to all residents in the area. CDC requirements for masks and social distancing are maintained.

### Presentation of Budget 2021

2021 Budget proposal is approved. No opposition vote presented from membership.

### Elections of new board members

Current Board Members: Jana Tipton, Kathi Jones, Tutubi Brown, Joe Heltzel, Doug Kemper, Gerry Nelson

2021 Board Positions to be determined at the next scheduled meeting of The Lakes BOD.

Volunteer to possibly join the 2021 Board: Randy Long

Adjourn meeting — 8:30 PM



meeting 8:15 PM