

The Lakes Community Association Board Meeting

Minutes

February 17, 2021

Opening

Call meeting to order: 6:30 pm – ZOOM

Roll Call

President – Doug Kemper; Vice President – Gerry Nelson; Treasurer – Joe Heltzel; Secretary – Jana Tipton; Neighborhood Council – Kathi Jones; Members at Large – Tutubi Brown and Patty McConnehey; Association Manager – Mark Anderson.

Minutes of last meeting (January 20, 2021)

Motion was M/S/P to approve the minutes.

Reports of Officers and Manager

- Treasurer

January deposits were \$29972, and operating expenses were \$26525.
Monthly loss was \$3552.
Operating account balance at the end of January is \$24214.
Total assets are \$673378, including accounts receivable of \$280.
Total liabilities are \$1604, including accounts payable of \$0.
NHC checking account balance is \$6563 as of 31 January 2021.

- Manager—Refer to agenda items: Water Quality Contracts, Sidewalk Repair, Landscaping Contracts and Projects.
- President—Thank you to the members of The Lakes Board for support during the transition to the 2021 leadership team. Welcome to Patty McConnehey for joining the board and volunteering to serve on the Landscape Committee. Thank you to Jana Tipton for her outstanding leadership as President of The Lakes Board.

Board responsibilities and strategic components—5 Roles:

1. Financial Management—Joe
2. Water Management—Gerry and Jana
3. Landscaping/Tree Management—Patty
4. Neighborhood Relations—Kathi
5. On-going Property Management—Doug teaming with Mark
6. Freelancer—Tutubi Brown

Reports of Committees

- Water Quality—Gerry and WQ Committee are getting vendor proposals for 2021 maintenance of the lakes and waterways. Also evaluating options for long-term planning to replace or improve system equipment for pumps and aeration, including researching the cost and benefits of Nano-Bubbler technology.
- Landscaping—Patty McConnehey will lead the project to plan replacement of trees which were removed in common areas and median strips in 2020.
- Neighborhood Council—(Kathi). New contact for Neighborhood Programs is Cassie Fowler. Kathi provided an overview of the Neighborhood Grant Program and possible options for The Lakes Community Association to seek funding for improvements.

Unfinished Business

- Confirmation of Board Members and Positions
 - Motion M/S/P to approve the revised slate of board positions;
 - President Doug Kemper
 - Vice President Gerry Nelson
 - Treasurer Joe Heltzel
 - Secretary Jana Tipton
 - Member at Large Tutubi Brown, Patty McConnehey
 - Neighborhood Council Kathi Jones
- Contracts for 2021
 - Landscape/Trees
 - Solstice: landscaping services and maintenance
 - Action: Mark to negotiate combining the landscape and grounds maintenance contracts
 - Davey Tree: tree maintenance
 - Recurring Deep Root Fertilization for 2021
 - Facilities and Ground Maintenance
 - Ross Concrete—Vendor—Currently no active projects for The Lakes.
 - Pump and Wells Equipment Maintenance
 - Iliad: pumps, wells, aerations systems and maintenance
 - Annual Contract renewal
 - Water Quality and Weed Control (Requests for Proposals are in work)
 - LDF: aquatic weed control
 - Aquatechnex: chemical weed control

New Business

- Discussion of proposed Strategic Plan interaction
 - 1) Financial: development of three year plan to accommodate above
 - Reserve Study highlights

- Continue to evaluate details of the Reserve Study and propose revisions to the 2021 update to the Reserve Study.
- 2) Water Quality: assessment/timing/budget
 - Action: Water Quality Committee to request proposals for 2021
 - 3) Landscaping/Trees: assessment/timing/budget
 - Action: Patty and the Landscape Committee to develop a plan.
 - 4) Infrastructure Maintenance Responsibilities:
 - Example: tree root damage to sidewalks.
 - Motion was M/S/P to request proposals for grinding the sidewalk between BW IV and Regatta to remove trip hazards.
The motion was passed by a vote of 6 to 1
Yes: Doug Kemper, Gerry Nelson, Joe Heltzel, Kathi Jones, Tutubi Brown, Patty McConnehey
No: —Jana Tipton
 - 5) Inter-Communities Relationship: Communication development guidance on common community issues, e.g. trees
 - Patty and the Landscape Committee will reach out to communities in The Lakes to gather information about programs currently in place and recommended vendors to provide services for arborists, tree removal, and long-range planning for tree replacement.
 - Doug—Develop a Mission Statement for The Lakes at Kent to communicate the purpose and strategic plan for the organization.

Comments

Secure access to minutes—User ID: lakesatkent

PW: 19@GreenRiver

Next Meeting: March 17, 2021 @ 6:30p via ZOOM