

# **The Lakes Community Association Board Meeting**

## **Minutes**

**March 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** (February 17, 2021)

Motion M/S/P to hold minutes of the February 17 meeting under review.

Yes: Doug Kemper, Gerry Nelson, Joe Heltzel, Kathi Jones, Tutubi Brown, Joe Heltzel, Jana Tipton

### **Reports of Officers and Manager**

- Treasurer

**February deposits were \$22192, and operating expenses were \$10042.**

**Monthly gain was \$12150.**

**Operating account balance at the end of February is \$36363.**

**Total assets are \$682295, including accounts receivable of \$0.**

**Total liabilities are \$11638, including accounts payable of \$10033.**

**NHC checking account balance is \$6563 as of 28 February 2021.**

- Manager
  - Mark reported on the 3/8 KPD response at Top Lake. Mark arranged to replace the lock which was cut to access the control box for the fountain.

- President
  - Focus on elements of the Reserve Study and how to administer the long-term plan to maintain the infrastructure—wells, structures, capital equipment, and fixed assets.

## Reports of Committees

- Water Quality
  - Aquatechnex will provide the final contract for signing on 3/18.
  - Awaiting results from survey of the lakes and waterways.
- Landscaping
  - Patty provided an overview of the project and summary of recommendations from Pompeo and Davey Tree. Pompeo will submit a proposal. The long-term plan will focus on one section at a time for improvements and replacing plants, starting with high-visibility areas by the main entrance. Trees will be monitored to determine if Davey Tree will provide deep-root fertilization this year for trees in the median strips and common areas. The tree maintenance project in 2020 included the initial application of deep-root fertilization.
- Neighborhood Council
  - Kathi provided an overview of the Master Transportation Plan from Sound Transit and the Matching-Grant Program which offers financial assistance for community improvement projects.
  - The Lakes Newsletter estimated release date is April.

## Unfinished Business

- Recording Board email approval on February 27, 2021 of the motion to authorize Aquatechnex to conduct the mapping survey and initial phosphorous sampling at a cost of \$1,000. Was approved by a majority of board members on an advisory vote by email.

Voting Yes: Doug Kemper, Gerry Nelson, Tutubi Brown, Jana Tipton, Patty McConnehey, Joe Heltzel

- Recording Board email approval on March 11, 2021 of the motion that we contract with Aquatechnex for treatment of all the Lakes, and that we hold off on nano bubblers until we get more information and understanding of them. The advisory vote passed by unanimous approval by board members.

Voting Yes: Doug Kemper, Gerry Nelson, Tutubi Brown, Jana Tipton, Patty McConnehey, Joe Heltzel, Kathi Jones

- Update of sidewalk between BW IV and Regatta
  - Mark received a proposal for the repair and grinding of the sidewalk. Maintenance for the walkway is scheduled for completion on 3/19.
- Determination of Infrastructure responsibilities within The Lakes Enterprise
  - City of Kent
  - Lakes Association

- HOA/Apartment

Action Item: Doug Kemper agreed to seek legal guidance regarding the responsibilities of The Lakes and individual communities (villages) for the infrastructure and elements located within easements.

- Email voting procedure
  - No formal action following discussion of methods approved under COVID-19 guidelines.

### **New Business**

- 1) Water Quality: Wells. Nano-bubbler technology.
  - Improvement of wells will be included in long-term planning for The Lakes
  - Nano-bubbler technology put on hold, pending outcome of the lakes management program for 2021.
- 2) Landscaping/Trees: assessment/timing/budget
  - The Landscaping committee (Patty) provided an overview of objectives and priorities for 2021. Awaiting proposals to determine estimated cost for the 2021 budget and board approval.
- 3) Infrastructure: Potholes
  - Tutubi Brown reported the potholes to the City of Kent. The City shows the status of the repair as completed. Tutubi found several areas which have not yet been repaired. She will follow up with the contact at the Public Works Department to address the open items.

### **Comments**

**Adjourn 7:45**

**Next Meeting:** April 21, 2021 @ 6:30p via ZOOM