

The Lakes Community Association Board Meeting

Minutes

April 21, 2021

Opening

Call meeting to order: 6:47 pm – ZOOM

Roll Call

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

Minutes of last meeting (March 17, 2021)

Motion M/S/P to approve the revised minutes from February 17 meeting.

Motion M/S/P to approve the minutes for March 17 meeting.

Reports of Officers and Manager

- Treasurer
 - March deposits were \$32,923, and operating expenses were \$35,518.
 - Monthly loss was \$2,595.
 - Operating account balance at the end of March is \$33,769.
 - Total assets are \$680,013, including account receivable of \$270.
 - Total liabilities are \$1,614, including accounts payable of \$0.
 - NHC checking account balance is \$6,563 as of 31 March 2021.

- Manager:
 - Island Park inquired about rules regarding non-motorized watercraft on the lakes. Mark presented the issue to the Board to evaluate the hazards and safety risks of recreational activity on the lakes, which may not include proper safety equipment or supervision for minors. Note: Refer to new business for proposed change to Rules for The Lakes Community Association.
 - Sidewalk repairs complete by Regatta/BW IV.
 - Solstice Landscaping Contract, reduced amount, is renewed for 2021.
 - Closed weir gate 1st week of April.

- President:
 - Action item is moving forward to seek cost estimated for legal representation to review and define maintenance responsibilities of the Lakes Community Association versus the villages (HOA's and Apartment Complexes). Issues include responsibility for sidewalks, public walkways, trees, damage to infrastructure caused by tree roots, and responsibility of maintenance within easements.

Reports of Committees

- Water Quality (Gerry Nelson)
 - Aquatechnex began lake maintenance on Monday, 4/19.
 - Gerry to follow up on status of water treatment for Middle Lake and the canal by Ruby Lake.
 - Main Fountain and Floating Fountain at Waterford Pond require maintenance to clean the suction lines. Iliad will provide a schedule for the service. Main Fountain is currently out of operation.
 - Pump House Door—Broken for the 3rd time in a year.
 - Action Item—Mark will issue a maintenance request to repair the door and provide additional fortification to strengthen the door and lock to add extra security and prevent unauthorized access to the building.
- Landscaping—Patty McConnehey
 - Board approved the proposal from Andy Pompeo for \$9,160.32 for landscaping renewal in the area by the main entrance.
 - Tree removal, selection of new trees and shrubs for planting in median strips and in the common area by Top Lake near the main fountain and entrance.
- Neighborhood Council (Kathi Jones) The Lakes Spring Newsletter was sent to Minuteman Press. Status—awaiting a copy of the proof for printing and distribution.

Unfinished Business

- Approval of the February 17, 2021 Board Minutes
 - Motion M/S/P to approve the revised minutes.

New Business

- Wells Evaluation
 - Research options for improving water quality from the wells
 - Project Volunteer—Jana Tipton
 - Contacted Tacoma Pump and Drilling to request a cost estimate for the recommended actions related to drilling and improving the water quality.
- Proposed Rule Change to prohibit the operation of all watercraft on The Lakes at Kent. (motorized and non-motorized) due to safety risks and hazards.
 - Motion M/S/P to adopt the change to the rules.
 - Unanimous approval by board members

Comments

Adjourn: 7:45p

Next Meeting: May 19, 2021 @ 6:30p via ZOOM