

The Lakes Community Association Board Meeting

Minutes

May 19, 2021

Opening

Call meeting to order: 6:30 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 (April 21, 2021)

Motion M/S/P to approve the minutes.

Reports of Officers and Manager

- Treasurer—Joe
 - Summary of the financials.

April deposits were \$23022, and operating expenses were \$21662.

Monthly gain was \$1361.

Operating account balance at the end of April is \$35129.

Total assets are \$681151, including accounts receivable of \$0.

Total liabilities are \$2434, including accounts payable of \$0.

NHC checking account balance is \$6563 as of 30 April 2021.

- Manager—Mark
 - Fountain repairs are complete and fountains are operational.
- President—Doug
 - Continuing the action to verify responsibilities of The Lakes and the individual HOA communities, as stated in the declarations, regarding easements, sidewalks and trees.

Reports of Committees

- Water Quality-Gerry/Jana
 - Aquatechnex provided 2nd treatment to lakes, with additional focus on Waterford and the smaller lakes. Current results are meeting the expectations for the program. Aquatechnex proposed the installation of several phosphorous collection bags to test the effect on water quality. Aquatechnex agreed to install the equipment on a no-charge trial basis. The board approved the action to install and test the equipment.
 - Well #3 at Waterford Pond was turned on and is fully operational.
- Landscaping-Patty
 - Motion M/S/P to accept the proposal and work scope from Sky High Tree Service—\$6,500 + Tax.
- Neighborhood Council-Kathy
 - Kathi will conduct a separate meeting via Zoom to address the Neighborhood Council mission statement, objectives, community involvement, and matching-grant opportunities for The Lakes at Kent.
- Lakes Resident Communication-Brown
 - Report of dead fish in the lakes. It was determined the fish died of natural causes after spawning. The Solstice landscape crew removed the fish.
 - Potholes—Reported the pothole locations to the City of Kent for repairs.
 - Residents observed people fishing in the lakes. The fishermen left the property after being advised of the “No Fishing” rule.
 - Fountains—Maintenance is complete for cleaning the suction lines and the fountains are back in service.
 - Tree limbs overhanging the sidewalk
 - The trees in question are on Harbor Reach property and trimming the trees is the responsibility of the Harbor Reach HOA.

Unfinished Business

- Lakes at Kent Restated Declarations Review
 - Doug is meeting next week with legal council to determine cost and scope of verifying responsibilities, as stated in the declarations, in respect to The Lakes Association and the individual villages.
- Wells update
 - First steps: Research the feasibility of drilling a new well on The Lakes Association property. Iliad is working with DOE to check Ecology Records to determine if the drilling can hit the aquifer in the new location.
 - Estimated costs:
 - Well relocation permit—\$9,750 EA
 - Well Drilling—Depends on depth to penetrate aquifer: \$56K—\$180K

New Business

No new business discussed.

Comments: Reminder to residents—Take precautions for prevent theft from vehicles and homes. Do not leave valuables unattended or in vehicles. Lock doors and windows to prevent unauthorized access to homes and garages.

Adjourn: 7:02p

Next Meeting: June 16, 2021 @ 6:30p via ZOOM