

# The Lakes Community Association Board Meeting

## Minutes

June 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.

### Approve Minutes of last meeting (May 19, 2021)

Motion M/S/P to approve the minutes. Abstain: Joe—did not attend the meeting.

### Reports of Officers and Manager

- Treasurer – Joe
  - May deposits were \$21,922, and operating expenses were \$28,480.
  - Monthly loss was \$6,558. (Aquatechnex service and sidewalk grinding)
  - Operating account balance as of May 31 is \$28,571.
  - Total assets are \$674,644, including accounts receivable of \$0.
  - Total liabilities are \$2,744, including accounts payable of \$0.
  - NHC checking account balance is \$6,563 as of 31 May 2021.
  - Note: CD Maturing 14 mo., \$57K
- Manager – Mark
  - Insurance renewal with AUW. 2021 rate is \$11,004, an increase of \$2,056.
- President – Doug
  - See comments below under Unfinished Business and New Business.

### Reports of Committees

- Water Quality – Gerry/Jana
  - Gerry—Aquatechnex program for maintenance of the lakes is working well in most areas. Will continue to monitor condition of the lakes and focus on Waterford Pond and areas where weeds and algae are prevalent.
  - Jana—Researching options to improve water quality from the wells which provide fresh water to the lakes in the Summer season. Evaluate Well #1 for relocation and evaluate Well #2 for possible decommission without replacement.
  - Iliad NW cost estimates
    - Apply for well drilling permits (2 EA) \$19,500, upon approval from DOE.
    - Cost of 2 wells \$122K—\$145K.

- Landscape – Patty
  - Next step—proceed with the landscape renewal plan provided by Pompeo to plant trees by the Main Entrance median strips and Top Lake.
  - Details of the 2020 Tree Maintenance Project and 2021 Landscape Renewal Project are posted on The Lakes Website.
  - Motion was M/S/P with unanimous approval for printing signs to communicate landscape work-in-progress to residents.
- Neighborhood Council – Kathi
  - Newsletter was distributed to all residents in The Lakes. Cost was \$2,728.36.
  - National Night Out is scheduled for August 3, 2021
  - Kathi attended a meeting for the Block Watch Program.
  - Discussion Item: Garage Sale in 2021.
  - Options for Matching Grant Program—City of Kent
  - Kathi hosted a Zoom meeting for NHC to establish a Mission Statement/Goals.
- Lakes Resident Communication – Brown
  - Report of dead fish and dead duck.
    - It was determined the fish died of natural causes following the spawning season.
    - Inquiry about a garage sale, as discussed by Kathi.

### **Unfinished Business**

- Lakes at Kent Restated Declarations Review-Motion to Approve
  - Determine responsibilities and liability of The Lakes regarding the waterways, trees, retaining walls, pathways, and common-use areas
  - Motion was M/S/P to approve \$2,200 for legal council to clarify responsibilities and liability of The Lakes Association regarding waterways, trees, pathways, and common-use areas.

### **New Business**

- West Bay boardwalk timbers
  - Estimate for replacement \$10,445 + WSST
    - No action taken
- 2022 budget planning
  - Long-term planning for landscape renewal and capital equipment projects

### **Comments**

Lakesatkent.com      User ID:      lakesatkent      PW:      19@GreenRiver

**Adjourn      8:19p**

**Next Meeting:** July 15, 2021 @ 6:30p via ZOOM