

The Lakes Community Association Board Meeting

Minutes

July 15, 2021

Opening

Call meeting to order: 6:30 pm – ZOOM

Roll Call

President – Doug Kemper (absent); 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 (June 17, 2021)

Motion M/S/P to approve the minutes.

Reports of Officers and Manager

- Treasurer – Joe
 - June deposits were \$25,362, and operating expenses were \$26,348.
 - Monthly loss was \$986.
 - Operating account balance at the end of June is \$27,585.
 - Total Assets are \$673,718, including accounts receivable of \$0.
 - Total liabilities are \$2,434, including accounts payable of \$0.
 - NHC checking account balance is \$,834.91, as of 30 June 2021.
- Manager – Mark
 - Mark and Kathi met with the insurance agent for The Lakes Association to discuss rates and coverage, including the topic of non-motorized watercraft operating on the lakes. Reviewed the Board action from the April meeting to change the rules for The Lakes Community Association by prohibiting all recreational watercraft on the lakes.
 - The notification to membership and record of resolution for the change to the rules is tabled until the Annual Meeting.

Reports of Committees

- Water Quality – Gerry/Jana
 - No new information on drilling a new well on The Lakes property (Jana).
 - Aquatechnex was on site July 14 to address spots with various types of aquatic weeds, with emphasis on the North end of Ruby Lake and Waterford Pond. The condition of Waterford Pond is also affected by the high volume of leaves and seasonal debris dropping from the large trees surrounding the area. Options for trimming the trees are under review. Well #3 is operating at ¼ flow capacity. Aerators were out of service on Ruby Lake and Main Lake—Iliad providing repairs. Main Fountain is off—low water level at Top Lake. (Gerry)

- Landscape – Patty
 - The landscape renewal work for 2021, with Pompeo, is delayed due to a shortage of trees available from the supplier.
 - Solstice repaired valves and replaced sprinkler heads by entrance and in median strips.
 - Pompeo to provide a proposal for planting trees on the East side of The Lakes.
- Lakes Resident Communication – Brown
 - Car Washing at Marina Pointe
 - Mark to notify the Marina Pointe Property Manager and HOA Board to address the issue of car washing and compliance with regulations.
 - Website access (refer to New Business)
- Neighborhood Council – Kathi
 - NNO Scheduled for August 8.
 - Registration is open
 - Motion M/S/P for The Lakes Association to reimburse up to \$100 of expenses for participating villages in The Lakes.
 - Block Watch Program

Unfinished Business

- Legal review of Lakes Association Restated Declarations. Per the law firm, should be finalized and submitted to Kemper by July 16.
- 2022 budget planning
 - Start thinking about next phases of Landscaping remove/replace

New Business

- Waterford Pond issues
 - Gerry to contact Waterford (Dockside) Management to determine options for tree trimming around Waterford Pond.
 - Aquatechnex and Solstice are taking actions to improve the condition of Waterford Pond.
- Middle Pond leak
 - Gerry provided overview of deteriorating condition of the infrastructure and long-term options for repair/improvements.
- Website Password
 - Motion M/S/P to remove password.

Comments

Adjourn—Meeting adjourned @ 7:45p.

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