

# The Lakes Community Association Board Meeting

## Minutes

August 19, 2021

### Opening

Call meeting to order: 6:30 pm – ZOOM

### Roll Call

President – 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 (July 15, 2021)

Motion M/S/P to approve the minutes.

### Reports of Officers and Manager

- Treasurer – Joe
  - July deposits were \$18,102, and operating expenses were \$29,262.
  - Monthly loss was \$11,160.
  - Operating account balance 31 July 2021 is \$16,425.
  - Total assets are \$668,111, including accounts receivable of \$5,547.
  - Total liabilities are \$4,161, including accounts payable of \$0.
  - NHC checking account balance is \$3,834.91 as of 31 July 2021.
  
- Manager – Mark
  - Middle Pond water seeps up under a concrete skirt and runs out through several cavernous holes.
    - Bid to repair—Iliad \$22,490.
    - Gerry to seek additional bids.
  - Water Leak—Island Park—on The Lakes meter system—Repaired.
  - Fallen tree removal by BW I.
    - Solstice bid \$2,500
    - Mark is seeking more bids.

## Reports of Committees

- Water Quality – Gerry/Jana

Gerry—Terry McNabb (Aquatechnex) to schedule additional weed treatment early in the month for September and October.

Jana—Estimates from Iliad for permits and drilling of a new well are on file if the board chooses to approve funding from the Reserve Account.

- Landscape – Patty

Pompeo has trees and shrubs ready to plant for the 2021 project, weather permitting. Pompeo submitted a bid for next phase of landscape renewal.

Action item: Request additional bids

Patty provided an overview of recommendations from tree specialists for next phase of tree removals by the bio-swale and second median on the East Side.

- Lakes Resident Communication – Brown
  - Harbor Reach—Homeless encampment—Police cannot removed homeless camp unless there is place designated for relocation.
  - Request to Solstice to remove dead fish/duck
  - Website—See Unfinished Business below
  - Board discussed the policy and procedure for responding to resident communication. Brown to continue as the main point of contact for communication between residents and the board.
    - A motion was M/S/P for written responses to be reviewed by all board members and approved by the board before sending an answer to the requestor.
- Neighborhood Council – Kathi
  - Garage Sale sponsored by NHC
  - Flags, announcements for NHC meetings, estimate \$200.
    - Kathi to confirm if NHC funds are approved for this purpose.
    - Reader Boards—Diane and Kathi to locate reader boards on hand to use for posting notices of NHC meetings.

## Unfinished Business

- Legal review of Lakes Association Restated Declarations.
- 2022 budget planning—A special meeting of the Board will be held on September 2 to determine final draft of budget to be presented at the The Lakes Annual Meeting.
  - Joe submitted a draft of the 2022 Operating Budget with 4 options
  - Start thinking about next phases of Landscaping remove/replace
  - Future infrastructure maintenance
- Website Update
  - The current web administrator has not responded to requests for updating the website with minutes and removing the password protection.
  - Diane DeMeerleer volunteered to assume responsibility for The Lakes website.
  - Motion M/S/P to discontinue posting a draft of Board Meeting Minutes to the website, except for the draft of the Annual Meeting Minutes.
- Waterford Pond issues—condition improved following the actions below:

- Gerry contacted Solstice to clean leaves from Waterford Pond.
  - Aquatechnex provided additional weed treatment to Waterford Pond.
- Middle Pond leak remediation
  - Iliad submitted a proposal
  - Action—Request additional proposals from qualified vendors.

### **New Business**

- The rule of law – following rules and procedures set forth in the Declarations and subsequent documents.
  - Gerry reviewed the governing documents and determined the language does not specify a requirement to obtain bids from three vendors for work to be accomplished. He will follow standard operating procedures to obtain three bids for work in cases where multiple vendors are qualified to provide a proposal.
- The Board accepted the resignation of Doug Kemper from the position of President. Gerry Nelson (Vice President), agreed to fill the position of President for the remainder of the term.
- The board approved the appointment of Diane DeMeerleer to fill the vacancy on the Board.
- The Lakes Contact List—Task of updating the list to be determined.

### **Comments**

**Adjourn: 8:05 PM**

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

Note: Board voted to change standard meeting schedule to the third Wednesday of the month.

The Board approved extending the Zoom membership for another year.