

The Lakes Community Association Board Meeting

Minutes

September 15, 2021

Opening

Call meeting to order: 6:30 pm – ZOOM

Roll Call

President – Vice President – Gerry Nelson; Treasurer – Joe Heltzel; Neighborhood Council – Kathi Jones; Diane DeMeerleer and Landscaping - Patty McConnehey; Association Manager – Mark Anderson

Approved minutes of August Meeting. M/S/P.

Reports of Officers and Manager

- Treasurer – Joe

August deposits were \$22403, and operating expenses were \$25485.
Monthly loss was \$3082.
Operating account balance at the end of August is \$13343.
Total assets are \$663496, including accounts receivable of \$3982.
Total liabilities are \$2670, including accounts payable of \$0.
NHC checking account balance is \$3834.98 as of 31 August 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 was unable to get any competing bids
 - M/S/P via email
 - Work will begin September 9/16/2021

Reports of Committees

- **Water Quality – Gerry**
- Gerry—Aquatechnex scheduled treatment in September or early October

Gerry—Board will continue to gather information on feasibility of replacing one of our existing wells to see if it will provide enough water to accomplish higher lake levels in the Summer.

- **Landscape – Patty**

- Work will begin on 9/27 on the James Entrance median and the first one over the bridge on the East side.
- Pompeo submitted a bid for the next phase of landscape renewal, pump-house median for \$5,000.
- Sky High submitted a bid for \$14,000 for pruning dead wood and removal of several trees. M/S/P to accept the bids from Sky High and Pompeo.
- Fallen tree removed by BW I.
 - M/S/P via email.
 - Removed by Sky High

- **Lakes Resident Communication –**

- Webmaster responded and has posted minutes from July and removed the requirement for a password to view minutes. We will continue to work with her.
- Plan to produce a Newsletter before Annual Meeting on October 20. Will ask for volunteers for the Board and Landscaping Committee.

- **Neighborhood Council – Kathi**

- Grant request due 12/21, Kathi will submit
- Newsletter due out in early October. Send articles to her as soon as possible.

Unfinished Business

- Legal review of Lakes Association Restated Declarations.
- Budget meeting was held and Board agreed to a budget to be presented at the The Lakes Annual Meeting.
 - Joe submitted a final draft of the 2022 Operating Budget M/S/P
 - Start thinking about next phases of Landscaping remove/replace and associated cost
 - Future infrastructure maintenance, research feasibility of a replacement well.
- Website Update
 - The current web administrator responded and removed the password requirement for the minutes and posted July 17, 2021 minutes.

- We will continue to use the current web administrator and Mark will get an understanding of her process.
- Mark will get an understanding from Tutubi about how the notes to the board are handled.
- 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:
 - Solstice cleaned weeds and debris from lake edges
 - Aquatechnex provided additional weed treatment to Waterford Pond.

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 Jana Tipton and Tutubi Brown.
- The Lakes Contact List—Diane has only a few communities who have not responded..

Comments

Adjourn: 8:05 PM

Next Meeting: ANNUAL MEETING October 20, 2021 via ZOOM, Invitations going out soon.
Save the date.