

The Lakes at Kent Community Association
2021 Annual Meeting Minutes
October 20, 2021 at 7pm
(Draft)

Meeting call to order via Zoom—7 PM

Mark Anderson confirmed the number of members present and by proxy does not constitute a quorum.

Self-Introductions

Gerry Nelson/Vice President, Diane DeMeerleer/Secretary(acting), Joe Heltzel/Treasurer, Kathi Jones/Neighborhood Council, Mark Anderson (Property Mammager), Karen Heindel/BWI, Sondra Nelson/BWI, Sharon Peden/Regatta, Marcia Hinkle/Lakeside

Approval of 2020 Annual meeting minutes

Minutes from 2020 accepted and approved without quorum present.

Water Quality Report. – Gerry

We contracted with AquaTechnix this year with much better results. A new chemical was approved and was approximately one-half of the cost in 2020.

Neighborhood Council Report. – Kathi

Kathi has applied for a grant for the Newsletter. The process with the City has changed in that the City will pay the bill for printing and distributing. In the past they granted the money to The Lakes Board and we were responsible for paying the vendor.

Accomplishments in 2021

- James Street entrance received an upgrade to landscaping.
- The first median over the bridge was also improved.
- Trees were pruned to eliminate low hanging branches.
- Diseased trees were removed, this project will continue in 2022.
- Lake quality improved
- Leaking waterfall between Middle and Main Lake was repaired
- A new landscape committee was formed.

Presentation of Budget 2022

The attached 2022 Budget proposal is approved. **There will be a \$1 increase in dues to \$11 per door/month.** No opposition vote presented from membership.

The Lakes at Kent	2022 Final Budget	Comments	2022 Monthly Budget
INCOME			
Homeowner Dues	\$289,344.00	1. Based on \$11 per door.	\$24,112.00
Delinquency Fee Expense	\$0.00	Not included in budget.	\$0.00
Delinquency Notice	\$0.00	Not included in budget.	\$0.00
Late Charges	\$0.00	Not included in budget.	\$0.00
Interest	\$0.00	Not included in budget.	\$0.00
Other Income	\$0.00	Not included in budget.	\$0.00
TOTAL INCOME	\$289,344.00		\$24,112.00
EXPENSES			
Electricity	\$16,740.00	2. Based on 2021 actuals + 3% increase.	\$1,395.00
Water	\$2,616.00	3. Based on 2021 actuals + 3% increase.	\$218.00
Garbage	\$936.00	4. Based on 2021 actuals + 3% increase.	\$78.00
TOTAL UTILITIES	\$20,292.00		\$1,691.00
General Maintenance/Supplies	\$3,600.00	5. Based on 2021 actuals.	\$300.00
Landscape Contract	\$104,616.00	6. 2021 Solstice contract + 3% increase.	\$8,718.00
Irrigation Maintenance/Repair	\$2,400.00	7. Based on 2021 actual repairs. See note 1.	\$200.00
Landscape Improvements	\$20,016.00	8. Major landscape improvements. See note 2.	\$1,668.00
Maintenance Contract	\$0.00	9. Combined with Landscape contract.	\$0.00
Lake Maintenance Contract	\$41,880.00	10. 2021 Aquatechnex contract + 3% increase.	\$3,490.00
Pump Maintenance Contract	\$4,320.00	11. 2021 Iliad contract + 3% increase.	\$360.00
Other Pump Repair/Replacement	\$1,800.00	12. See note 1.	\$150.00
Backflow Testing	\$120.00	13. Based on 2021 actuals.	\$10.00
TOTAL MAINTENANCE	\$178,752.00		\$14,896.00
Insurance Premiums	\$11,340.00	14. Based on 2021 actuals + 3% increase.	\$945.00
Management Fees	\$14,760.00	15. 2021 Bell-Anderson contract + 3% increase.	\$1,230.00
Office Expense	\$408.00	16. Based on 2021 actuals.	\$34.00
Legal Services	\$300.00	17. Contingency estimate.	\$25.00
Professional Services	\$2,004.00	18. Based on 2021 audit and tax preparation	\$167.00
Miscellaneous	\$1,200.00	19. National Night Out	\$100.00
TOTAL ADMINISTRATIVE	\$30,012.00		\$2,501.00
Income Tax	\$240.00	20. Based on 30% of estimated 2021 interest income.	\$20.00
Property Tax	\$36.00	21. Based on 2021 actuals.	\$3.00
License and Permits	\$12.00	22. Based on 2021 actuals.	\$1.00
TOTAL TAX/LICENSE	\$288.00		\$24.00
Capital Improvements	\$12,000.00	21. New well investigation.	\$1,000.00
TOTAL CAPITAL IMPROVEMENTS	\$12,000.00		\$1,000.00
TOTAL EXPENSES	\$241,344.00		\$20,112.00
NET BEFORE RESERVES	\$48,000.00		\$4,000.00
To Reserves	\$48,000.00	22. \$4000/month reserve contribution for 2022.	\$4,000.00
From Reserves	\$0.00		\$0.00
TOTAL OPERATIONAL EXPENSE	\$289,344.00		\$24,112.00
		Note 1. Major repairs will come out of reserves. Note 2. Replacing dead and diseased trees/shrubs.	