

# The Lakes Meeting Minutes

January 24, 2024

**Attendees:** President – Gerry Nelson; Vice President – Kathi Jones; Treasurer – Joe Heltzel; Secretary – Diane DeMeerleer; New Member - Deborah Dequier-Bowden; Association Manager – Mark Anderson.

## Approve Minutes of last monthly meeting (November 15, 2023)

Board Members are: Gerry Nelson - President, Kathi Jones – Vice President, Diane DeMeerleer – Secretary, Deborah Dequier-Bowden (new to group)- Member at Large

### Treasurer – Joe

|   |  |  |  |  |  |
|---|--|--|--|--|--|
| December deposits were \$72,299, and operating expenses were \$71,392.  |  |  |  |  |  |
| Monthly gain was \$907.   |  |  |  |  |  |
| Operating account balance at the end of December is \$3504.             |  |  |  |  |  |
| Total assets are \$661,909, including accounts receivable of \$17,704.  |  |  |  |  |  |
| Total liabilities are \$12,169, including accounts payable of \$12,000. |  |  |  |  |  |
| NHC checking account balance is \$1052 as of 31 December 2023.          |  |  |  |  |  |

Mark-Property Manager - Mark will follow up on communities with late dues and follow up on when we can charge Late Fees per our CC&Rs. Waters Edge Renew has new owners. Mark will also follow up on the corrections to the Reserve Study. Mark will provide Contract for Illiad.

### Reports of Committees

- Water Quality –Gerry reported lakes are in good shape. No algae.
- Landscape – Discussed cleaning up trees a James St entrance, so they don't crowd each other. Approved to get bid from Juan on landscaping along bio swale where trees were removed. First step is to evaluate how much water can we get from existing valve. We just want to know how many plants we can support without adding a manual valve. Diane will request contract for Solstice Landscaping.
- Lakes Resident Communication – Nothing new
- Neighborhood Council – Kathi will put in for a grant for a bulletin board to be placed near Nealy to list activities in The Lakes and information of interest to residents. Kathi offered to attend HOA meetings of communities in The Lakes to get support for the grant and ask for ideas for activities.

### Old Business

- Middle Pond leak – This work has been completed with a cost of \$31,000
- Replacement pumps:
- The board approved work on Well #3 to include replacing the pump and adding a Harsonic pending a formal contract including warranty on the work. Cost is \$67,500 + tax.

Next Meeting will be February 21, 2024 Diane DeMeerleer, Secretary