

# The Lakes Meeting Minutes

February 21, 2024

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

**Minutes of last monthly meeting January 24,2024, approved with changes.**

## Treasurer – Joe

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| January deposits were \$29775, and operating expenses were \$23695.  |
| Monthly gain was \$6081.   |
| Operating account balance at the end of January is \$9584.           |
| Total assets are \$679598, including accounts receivable of \$14692. |
| Total liabilities are \$6819, including accounts payable of \$4000.  |
| NHC checking account balance is \$1052 as of 31 January 2024.        |

## Mark-Property Manager

Mark followed up on communities with late fees. The ones that have changed ownership are not up to date. He will continue to follow-up on others who are still owing small amounts. Mark will be sure the Reserve Study is finished, as requested. Mark will have light at entrance replaced.

## Reports of Committees

- Water Quality –Gerry reported lakes are in good shape. No algae. Illiad with provide a second quote from Holt Well for new well.
- Landscape – A motion was made and approved to accept the bid from Juan (Clean Green Landscaping) for landscaping along bio swale where trees were removed.
- Lakes Resident Communication – Nothing new
- Neighborhood Council – Kathi will request 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. In order to get a Grant the City expects the neighborhood participate in the project.
- A pile of trash was reported iat Island Park but it is up to them to clean it up.

## Old Business

- Replacement pumps: The pumps in the bio swale are being rebuilt and it is taking a long time to get them back.
- The board approved work on Well #3 to include replacing the pump and Harsonic at a Cost is \$67,500 + tax.

## New Business

We will review our contracts with Solstice and Illiad. Need to be sure that work is approved and cost agreed to prior to the work being done.

Next Meeting will be March 20, 2024 Diane DeMeerleer, Secretary