

## **FOUR LAKES BOARD of TRUSTEES**

Meeting Minutes  
October 19, 2021  
Online Meeting, 7:00 pm

### **Board Members:**

Mark Somnis– Board President  
Sharon Ayers  
Rod Case  
Bob Liebling  
Dave Prochazka  
Vivienne Gevers  
Marc Sanders

### **Board Members Absent:**

Terry Deschenes

### **Additional Attendees:**

Elysia Craff  
Gregory Craff

**A.** Approval of September 19, 2021 meeting minutes as corrected.

### **B. Committee Reports**

#### **Financial**

Chairperson: Rod Case

REPORT: Delivered via email prior to the meeting. There were no questions so the financial report was accepted.

#### **Communications**

Chairperson: Kathy Higgins and Pauline Bruce

REPORT: Absent, no report given. There was considerable discussion about the need to contact them to get the Newsletter out and to update the community roster. The Newsletter needs to go out by Thanksgiving and include the following items:

- Mark A's resignation (David P Prochazka will write a short blurb) and the process for filling the Board seat and position of president.
- Ellen Winninham's water report, stressing the high quality of our water, specifically that our levels are way below the federal requirement.
- Items of importance from each committee chair for the 10 year plan and , specifically the plan to purchase a bubbler on Lake Osprey. Mark Somnis will ask all of the committee chairs to submit items for the newsletter and deliver them to the Communications committee by October 30.
- The proposed 10 year Plan as discussed at the September 19<sup>th</sup> Board Meeting.
- The Eagle Scout project being constructed on Eagle Lake.

#### **Community Property**

Chairperson: Vivienne Gevers

REPORT: The following information was provided for inclusion in the 10 Year Plan:

1. Level playing field, fix drainage, and reseed: \$22, 000
2. Install commercial grade play area: \$25,000
3. Sport court with basketball hoops and pickle ball: \$45,000 to 55,000
4. New gravel in parking lot:
5. Fence from parking lot gate to the gazebo:

Total estimate for Community Property \$100,000 to \$120,000

A question was brought forward from the last meeting about keeping the plants watered at the front entrance. This responsibility, including maintenance of the easement, has been added to the Community Property committee. It was noted that it's difficult to recruit members and Vivienne hasn't been getting the New Neighbor Welcome notices. Sharon will double check Vivienne's email address and forward the notices.

### **Emergency Preparedness**

Chairperson: Dave Spencer

REPORT: Not present, no report received.

### **Entertainment**

Chairperson: Nina Hufford

REPORT: Not present, no report received.

### **Hospitality**

Chairperson: Sharon Ayers

REPORT: Welcomed our newest neighbor, Morteza Salahshoor and his wife Mitra. They purchased the Schaefer house on 239th. Morteza has expressed a willingness to help all committees—he has skills as a contractor. Rod asked about someone doing an outreach to the new people in the Park home as to whether or not they would be willing to support the community financially the way the Parks used to do. Mark Somnis is willing to talk with them about receiving community status with access to the common areas and gazebo. If they agree, we will do a Hospitality visit and include them on the community roster.

### **Lakes**

Chairpersons: Bob Leibling and Dave Prochazka

REPORT: The committee has been gathering research and conducting visits and talks with other communities that have installed or are in the process of installing the bubbler fountain. One community reported that over the summer, their fountain worked for them. By the end of next summer they are going to check for an increase in the depth of their lakes. A proposal was made that in light of Osprey Lake's residents' willingness to put in their own funds---it would be advisable to take additional money from our savings and purchase the bubbler for installation next spring. A discussion ensued regarding the evidence we have now of the bubbler's efficacy, the pros and cons of having this system as opposed to doing nothing as well as the increasing cost of lake treatments and whether or not the community at large should be involved in the decision. With the bubbler we won't have to treat for algae. It was noted that there might be a negative perception as to doing Osprey Lake first; however it was also stated that we should communicate the reasoning for the choice to the community. It was suggested to wait one more month to take a final vote on the purchase. The plan to purchase the bubbler will be included in the 10 year plan and also in the November Newsletter.

### **Legal**

Chairperson: Terry Deschenes and Mark Anderson

REPORT: Not present, no report. It was noted that Bob Leibling and Dave Prochazka will take over communications regarding the easement maintenance and guidelines for use.

### **Roads**

Chairperson: Dave Spencer

REPORT: Not present, no report. Mark Somnis will contact him regarding the 10 year plan. Dave Spencer via an earlier email requested money to pay Tom Norton for the use of his back hoe earlier this year. The Board approved the request for \$130. It was also approved to purchase more ice melt.

### **Security**

Chairperson: Don Sikes

REPORT: Not present, no report.

### **Water**

Chairperson: Mark Somnis and Patrick G.

REPORT: Discussd the letter from Ellen Winningham, which states we are well below state and federal guidelines. This letter will be included in the November Newsletter.

**C. Old Business**

- Special report by Elysia Craff, supported by her dad, Gregory Craff. Eagle Scout Project Report. Presented the steps they took to do the project. 1-surveyed the island, 2-lots of paperwork, kind of pole, 3-fundraising using GoFundMe, 4-Cut the bushes to start construction, 5-Dig the hole to a depth of 4', 6-Build a foundation, 7-Build the pole for the actual perch, 8-Raise the pole. This is still under construction, hoping to beat the weather, 9-asking the Board to accept the project as delivered with the promise to complete getting pole to vertical. Rod offered a winch on the front of his truck. Mr. Craff shared their plan to use winches to raise it to vertical. Will obtain signature from Board member on October 20, at 1:00 PM. The Board voted to accept the project as delivered with their promise to complete it.
- Review 10 Year Plan – Get community involvement. Three ways to increase revenue. Disseminate the 10 year plan for discussion and possible vote at annual meeting in March. Board is being asked to give their thoughts and feedback to Bob Leibling, Rod Case and Dave Prochazka so they can do the revisions and get it into the newsletter.
- Dave Prochazka and Bob Liebling are now taking on the responsibility of communicating with George Wittren about the easement maintenance and guidelines for use.

**D. New Business**

**Adjournment:**

The next meeting is scheduled for November 17th at 7:00 pm via online Teams.