

## **FOUR LAKES BOARD of TRUSTEES**

Meeting Minutes  
September 2021  
Online Meeting, 7:00 pm

### **Board Members:**

**Mark Anderson**– Board President

**Rod Case**

**Bob Liebling**

**Dave Prochazka**

**Marc Sanders**

**Mark Somnis**

### **Board Members Absent:**

Sharon Ayers

Terry Deschenes

Vivienne Gevers

### **Additional Attendees:**

Ben Hampton

Chelsea Vogel

**A.** Meeting called to order at 7:04 by President Mark Anderson. Corrections to the August minutes were made as follows: Terry Deschenes and Bob Liebling should have been listed as absent and Andrea Hampton and Dave Spencer should have been listed as observers. Approval of the June and August meeting minutes as posted on the website.

### **B. Committee Reports**

#### **Financial**

Chairperson: Rod Case

REPORT: When Rod asked if there were questions there were none and the group expressed their appreciation for the notes that Rod has been adding to his reports. They said it has made the report easy to read and understand. Rod completed his report by noting that payments are arriving in response to the August 15<sup>th</sup> mailing. Most of the older past due accounts are now caught up.

#### **Communications**

Chairperson: Kathy Higgins and Pauline Bruce

REPORT: Both were absent. It was noted that they will be informed of the need to do a newsletter regarding the water reports. Rod reported on a conversation with Josh Mason in which he inquired about his help on our website. Josh did not report any progress, so Rod wanted it noted that this is still an area that needs to be addressed. Mark Somnis volunteered to reach out to Josh.

#### **Community Property**

Chairpersons: Vivienne Gevers

REPORT: Absent, no report. A Board member raised the issue about the care and maintenance of the plants at the main entrance. It was proposed that this become the responsibility of the Community Property committee, specifically should it be the person who does the mowing or should it be the chairperson of the committee finding someone to do it. Mark will clarify this situation. The next issue was who should manage the saplings around the lakes. Should it be Community Property or should it be the Lakes committee. Rod pointed out that at the last Board meeting it was established that the Community Property Committee had responsibility for the easement, walkway and community property. It was also noted that the easement is in need of repairs and for setting up the rules for use. The other issue is maintenance of the easement. Without the stakes, marking the easement, we can't tell if we are using it correctly and we still have an issue regarding how to communicate with George. Our attorney agrees it needs to be marked and it should be non obtrusive to his family and we need to put together the

guidelines and have a conversation with him. We also need to reiterate that if he wants to do the maintenance, it should be run through the Board. The other issue is that the pathway is not continuous to the bridge. Bob Leibling volunteered to work with George on what he would like to use to demarcate the path (stones, plants, etc.) The problem is that it has to be initiated through our attorney. It's important that the marking of the easement be 10'. Plants, rocks, whatever....10'. We also need to replace the metal stakes.

### **Emergency Preparedness**

Chairperson: Dave Spencer

REPORT: Absent

### **Entertainment**

Chairperson: Nina Hufford

REPORT: Absent—no update

### **Hospitality**

Chairperson: Sharon Ayers

REPORT: Absent Need report on neighbors moving into Schaefer's property.

### **Lakes**

Chairpersons: Bob Leibling and Dave Prochaka

REPORT: Have been skimming the algae over the summer on Osprey and gotten ahead of the situation. With the weather turning colder shouldn't have any more blooms. The water quality has turned clear and that could be because of the temperature or because of the charcoal filters. Now, with the fall we can spray the lily pads and ask if people want their iris weeds sprayed. We will selectively spray Eagle Lake to encourage the red wing blackbird to nest, etc. In early August they sprayed Mallard Pond and Heron Lake. Will continue to do research on communities installing bubblerfountains.

### **Legal**

Chairperson: Terry Deschenes and Mark Anderson

REPORT: No report

### **Roads**

Chairperson: Dave Spencer

REPORT: Absent We had talked with him previously about being sure we've got everything we need for the winter, with roads and the de-icer. We will keep working on that with Dave. Also, Don Sikes recommended a paving company that he's worked with. A meeting is scheduled in the near future. A road survey was conducted to measure the width of all the roads around here. They vary from 9.6' wide to 16'. This will give us an idea of the square footage that will be needed for asphalt paving. Bob will ask them to give us a couple of bids. The cost of paving everything and what is the cost that will help establish our 10 year plan. Another idea is to combine some of the smaller road sections from Dave Spencer's plan and get it down to 10 so that it fits into a 10 year plan and every year do a certain amount. This could help us see what the cost is as opposed to doing it all at once. There was a discussion about overlaying existing roads, putting in French drains, and prioritizing projects, etc.

There was additional discussion about people driving too fast and whether or not to consider additional speed bumps. It was noted that the Roads committee has done a good job of patching, but the bigger picture of projects and finances needs to be addressed. There was discussion and comment about the recent Roads Committee work party and the need to recognize the participants and the good work they accomplished. The list that follows is a starting point to recognize those that helped and it was suggested this list be posted on FB as well.

- Marc Somnis
- Bill
- Michael
- Patrick
- Keith
- Dave S

- (last name) Welch
- Brian
- Scott Hufford
- Dave L.
- Dave Vogel

## **Security**

Chairperson: Don Sikes

REPORT:

## **Water**

Chairperson: Mark S. and Patrick G.

REPORT: The budget included six tests and the results were given to the Wolffs. We completed our normal tests of five designated residences. Those results were shared with the Wolff family as well and they conducted their own independent test and became concerned with those results. We gave their independent test results to Ellen, our tester, and she said their concern was unwarranted. That the results were within acceptable levels according to the EPA guidelines. The Wolff family wants this communicated to the community. After a lengthy discussion it was decided to send out our normal annual water report along with the information regarding the additional test that was done due to one family's concerns. So the Board has agreed to have Ellen craft some type of a general synopsis of her results that she took from the five homes and well site just to reassure the community that there is no issue here and note that the contamination levels are well below the EPA guidelines. It was decided to put this information in a newsletter to be distributed by Kathy Higgins and Pauline Bruce in October, November or December.

During the water inspection the water tank was moved to a different location and then replaced. There was discussion about selling it to someone who might be in need of non potable water.

## **C. Old Business**

## **D. New Business**

There was a lengthy discussion about a "reserve fund". The Board feels the need to determine what the amount in a reserve fund should be and where the funds should come from in the current budget. This discussion will be passed on to David Tall, attorney for input.

The ten year plan is waiting for more information/bids from the Roads Committee. We will also talk to the Community Property committee to see what are some of the ideas people have that would affect the 10 year plan. We will aim for the annual meeting and have more information to spur involvement. It was noted that we won't be able to do the items on the 10 year plan without more money coming in a dues increase.

## **Adjournment:**

The next meeting is scheduled for October 19<sup>th</sup> at 7:00 pm via online Teams. It was suggested to have the Communications folks send out an email a week in advance as a reminder.