

FOUR LAKES BOARD of TRUSTEES

Meeting Minutes
January 12, 2022
Online Meeting, 7:00 pm

Board Members Present:

Sharon Ayers – Board President
Mark Somnis – Board Vice-President
Rod Case – Board Treasurer
Marc Sanders – Board Secretary
Vivienne Gevers
Bob Jones
Bob Liebling
Dave Prochazka
Matt Wolff

Board Members Absent:

Additional Attendees:

Dave Spencer
Pauline Bruce
Don Sikes
Terry Deschenes
Keaton White

A. Call to Order at 7:04 pm

- B.** Introduction of new board members
Approval of last meeting's minutes with no additional corrections
Introduction of visitors
Proposal from Sharon to disband the Legal committee until needed at some point in the future
(Approved)

C. Committee Report

Financial

Chairperson: Rod Case

REPORT: Rod sent his financial info to the board in advance. There were no questions about the monthly financial update, so he proceeded with discussion of each committee's 2022 budget.

D. Committee Budget Reviews

Communications

Chairpersons: Kathy Higgins and Pauline Bruce

DISCUSSION: Rod proposed a budget to cover ongoing activities such as the website, stamps, and robo-calls (estimated five mailings). Rod did not propose funding (yet) to redo the website. Pauline and Terry generally concurred with the estimates.

Emergency Preparedness

Chairperson: Dave Spencer

DISCUSSION: Dave is projecting \$2K for a new ice melt spreader. He is also looking at whether the association should purchase its own snowplow blade (~\$10K). Dave added that there were ~\$6K-\$8K in additional vendor charges this year (some still in dispute) for plowing and ice melt. Rod and Dave commented that it will be necessary to find a couple people within the community who could take turns attaching the snowplow to their pickups to make sure there are more people available. Don commented that he is available in the future to help with equipment repairs.

Entertainment

Chairperson: Nina Hufford

DISCUSSION: Estimates: \$365 for Easter Egg hunt, \$2500 for Fall Festival, \$300 for Winter Event. Bob Liebling suggested adding a Fishing Derby in early summer now that we'll be restocking all lakes this year. General agreement from all attending to add this event. Bob will talk to Nina about possible additional expenses for the Derby.

Hospitality

Chairperson: Sharon Ayers

DISCUSSION: Sharon requested \$400 to replenish her supply of welcoming materials (estimate based on ~4 new members).

Security

Chairperson: Don Sikes

DISCUSSION: \$1700 for security, up quite a bit because we're now paying \$100 per month for recording and service costs for the cameras. Don also proposed \$500 for any camera replacements, to improve the photo-eye at the park light, and to cover other unforeseen costs. Matt asked whether our cameras had captured any info when we had car prowlers in the area. Don said that no, we didn't get any useful info in that case, but he stated that we do hope that the cameras will be more effective in the future. He is still tweaking the camera settings to find the optimal combination. Don asked if folks could let him know in the future any specifics about time and location of any incidents. Rod suggested that perhaps we devote some time at a future board meeting to talk in more depth about security and the cameras.

Water

Chairpersons: Mark Somnis and Patrick Gai

DISCUSSION: Costs tend to be highly predictable. Maintenance estimate is \$600.

General

DISCUSSION: Rod explained the recurring budget amounts for Insurance. He also anticipates a significant bill from the association attorney for the recent letter. Rod proposed a monthly stipend of \$150 for the Treasurer as part of the "Miscellaneous" category; Board approved unanimously.

E. 10-year Plan Committee Budget Reviews

Community Property

Chairperson: Vivienne Gevers

DISCUSSION: 2022 estimates for Electricity, Mower and Sanican are based on previous years. She proposed \$3,300 for a fence that could be installed as part of possible work on the ditch/culvert (the fence is part of the proposed 10-year plan). Bob commented that he and others have talked about this fence matching the style of fence on the property across the street. Consensus of the board is to focus initially on the ditch/culvert and to move that \$3,300 to Roads.

Lakes

Chairpersons: Bob Liebling and Dave Prochazka

DISCUSSION: Weed control and maintenance estimates are based on previous years. \$16,275 is the amount approved by the board in 2021 for the initial bubbler fountains (supplementing the amounts contributed by the Osprey Lake property owners).

Roads

Chairperson: Dave Spencer

DISCUSSION: Maintenance amounts are relatively consistent with recent years. Dave has also included \$13,440 as a placeholder for Roads Improvement expenses in 2022 as a contingency if any urgent fixes require work this summer before beginning a 10-year plan. Dave added the bad news that the recent weather has now destroyed 300-600 feet of the community roads (showed some example pictures) which would mean that he'll have to get new estimates for these areas for 2022 repairs. The most urgent area is on the lower part of the hill road. The worry now is whether any of these areas would become impassable and would require short-term use of gravel. Sharon

suggested it might help to recruit volunteers to aid in obtaining vendor estimates. Board consensus is that it will take a fair amount of work over the next few months to obtain estimates and to put together an overall Roads repair plan for 2022 (Bob explained they do have numerous possible contractors in mind).

Overall Budget Discussion

Rod estimated that the current estimates (including pulling ~\$17K from savings) exceed the available budget by nearly \$23K, which could **also** be pulled from savings, leaving ~\$20K remaining in savings. Even if the 10-year increases are approved, it's unlikely the larger revenues would start to land until late in CY2022. Bob asked if we have any large-scale expenses anticipated for Water, and Rod explained that the largest Water expenses during the past 10 years have been the replacement of the lines and meters. However, the Water resources must be kept legally separate from the remaining budget. There was a considerable discussion about the proper amount to have in savings and how to replenish that amount if the proposed amounts are pulled from savings for 2022. Terry referenced a website with recommendations for an amount of savings prudent for an HOA. Vivienne will ask Willie about his guidance for a sensible HOA savings amount. Terry emphasized that the Board's usual approach is to be conservative and to maintain healthy savings. Consensus was reached that some of the individual committee budgets will be reduced a bit with a final budget that keeps \$30K in savings (\$2600 from Lakes, \$3300 from Roads for the ditch/culvert, \$2000 from Entertainment for Fall Festival, and \$2000 from Emergency Prep). Rod will make the proposed edits and will send out an updated proposal for board review/approval.

F. Prepare for 10-year Plan Community Meeting

DISCUSSION: Plan for tomorrow:

- Sharon will start with a discussion of the step-by-step plan and example dues increases
- The three committees will go through the elements of their plans which were communicated already to the community
- The minimum objective for the meeting is to receive community feedback on each of the three plans (which projects are desired and possibly how to pay for them)
- Sharon will send out via email a copy of the documents sent to the community

Adjournment: Next Board meeting is scheduled for **Wed, Feb 16, 7:00 pm**. Meeting was adjourned at 9:28 pm.

--Marc Sanders,
Board Secretary