

FOUR LAKES BOARD of TRUSTEES

Special Meeting Minutes
April 5, 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

Additional Attendee:

Terry Deschenes

A. Call to Order at 7:03 pm

The March 22 special board meeting minutes were approved with an additional note that practice sessions will be scheduled before the annual meeting. The board secretary announced that a new account will be used to schedule meetings going forward, starting with the April 13 board meeting.

B. Old Business: Nominating Committee for candidates for board openings this year

DISCUSSION: A board member raised a concern that the board is not following the By-laws accurately concerning the Nominating Committee. Per [Article IX, Section 1](#), the Nominating Committee should have been established in advance of last year's annual meeting and served from the close of that meeting through the close of this year's annual meeting. The board considered multiple proposals to address this situation and settled on the following path forward.

DECISION: The Board voted 8-1 to reject a proposal that the Board not allow any nominations in advance of the annual meeting (including the ballot sent out in advance) for the three open positions for this year (nominations would be allowed from the floor of the meeting). This would allow a full year to recruit, nominate and train board members who would be on the ballot in 2023.

DECISION: The Board voted 8-1 to accept a proposal that the Board vote for the Nominating Committee and select a chairperson. All board members believe and feel that it is important to follow the bylaws and CC&Rs. The Nominating Committee selected by this vote can review what has been done so far and continue preparing for the Annual Meeting.

DECISION: The Board voted 8-1 to appoint a Nominating Committee to serve immediately (completing the existing term from the close of the last annual meeting) and continuing for the next year with Bob Jones as chairman, and Terry Deschenes, Mike Brown, and Keaton White as committee members. The primary goal of the Nominating committee will be to nominate candidates for the three Board members whose terms are ending this year, so the community can vote on them at this year's annual meeting.

C. Old Business: Easement Access Management Details

DISCUSSION: A representative of the board has been engaged with the easement property owners to document the owners' requests for managing easement access. The board representative reported that the property owners accepted the option offered by the board in the March 22 meeting that no further changes are needed at this time. Also, given that both sides now agree, the property owners requested that the Board rescind the letter that was sent to them by

association counsel in early March requiring certain changes to the property related to the easement and setting a deadline in May for the owners to comply. The board did not finalize its answer to this second request, and the discussion will continue to the next meeting on April 13, including discussing how to meet any applicable ADA requirements with the bridge not currently having a ramp.

DECISION: The board, representing the association, can live with the current status. The easement is open, and our residents can once again cross it in relative safety. Accomplishing that was the board's responsibility and duty. If one or both parties in this ongoing issue decide no further discussion will be productive, then we are done. No need to change anything.

D. New Business: Required Revenue Survey

DISCUSSION: The new RCWs concerning HOAs and their budgets require the board to develop a Revenue Survey. The board treasurer, assisted by association members, is investigating options to create the required Revenue Survey. Further info will be shared at the April 13 board meeting.

E. New Business: Annual Meeting Voting Procedures

DISCUSSION: The Communications chair, assisted by board members, has drafted voting procedures for this year's annual meeting. The board discussed the proposed process and offered a couple of edits. The board will finalize the procedures over email later this week and then the Communications committee will share them broadly with the community.

F. The meeting was adjourned at 8:48 pm.

--Marc Sanders,
Board Secretary