

FOUR LAKES BOARD of TRUSTEES

Meeting Minutes
March 15, 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:

Serge and Steph Ovchinnikov
Keith Renfrew

A. Call to Order at 7:08 pm

Keith Renfrew virtually introduced our new roads committee chair: **Will Porter**. Bob Jones mentioned that Brian Styskal is also willing to participate on the Roads committee.

B. Approval of last meeting's minutes with no additional corrections.

C. New Business: draft proposal agreed upon for tomorrow's 3rd 10-Year Planning Mtg.

DISCUSSION: Three key decisions were made in the draft proposal:

- 1) The first assessment will be due Aug 2023, rather than Aug 2022, which will hopefully alleviate some of the financial hardships caused by the initial assessment being due on very short notice;
- 2) Given that the amount of road work that could be done in Sep 2022 will depend on the amount of funds collected by then, association members will be encouraged to pay assessments early if possible;
- 3) As confirmed by association legal counsel, the Four Lakes processes to approve budgets and assessments will be updated to align with the state legislature's new statute ([RCW 64.90.525](#)), as follows: Annual budgets, including any assessments, once approved by the board of directors, shall be voted on by Four Lakes community members at the annual meeting and considered approved unless >50% of voting members **reject** the proposals.

Additional discussion and decisions:

- 1) A question was raised about whether to allow proxy voting at the annual meeting this year. The board reached agreement that not allowing this would be a violation of the By-Laws, so proxy voting will continue to be an option.
- 2) A suggestion was made to create language in the financial structure changes that would charge the proposed special assessments per member and not per lot. The board agreed to continue to charge assessments per lot, as specified in the Covenants.
- 3) In response to a question as to whether the board can allocate some of the increased quarterly assessment money for road improvements, it was stated that the advice from legal counsel is that this is allowed, so the board will communicate that flexibility to the community.

D. Committee Reports

Financial

Treasurer: Rod Case

DISCUSSION: Rod sent his financial info to the board in advance, along with his proposed "job description" for the paid Treasurer role as a non-Trustee position.

Lakes

Chairpersons: Bob Liebling and Dave Prochazka

DISCUSSION: The bubbler installation timing has been delayed. The county received a complaint about the trenching approach we were using, and the county intervened to stop our work at this point until their questions and concerns are addressed.

E. Old Business

Sharon asked for updates from board members about the outreach process. Bob J. and Rod confirmed they have contacted their lists. The others are encouraged to continue their outreach efforts in advance of the annual meeting.

- F. Adjournment:** The Board will meet in a Special Meeting on **Tue, March 22, 7:00 pm**. The next regular Board meeting is scheduled for **Wed, April 13, 7:00 pm**. The annual meeting will be **Tue, April 26, 7:00 pm**, and all three meetings will run virtually on Microsoft Teams. The annual meeting notice will go out March 26. The meeting was adjourned at 9:18 pm.

--Marc Sanders,
Board Secretary