

## **FOUR LAKES BOARD of TRUSTEES**

Meeting Minutes  
April 13, 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:**

Pauline Bruce  
Terry Deschenes  
Serge Ovchinnikov  
Will Porter  
Don Sikes

### **A. Call to Order at 7:03 pm**

The board approved without dissent the April 5 minutes with no additional corrections.

### **B. Committee Reports**

#### **Financial**

Treasurer: Rod Case

DISCUSSION: Rod sent his financial info to the board in advance. He does expect some residents will be ineligible to vote in the annual meeting, but the number is TBD as payments arrive daily.

#### **Communications**

Chairperson: Pauline Bruce

DISCUSSION: There were no further edits to the latest version of the "How to Vote" document. In addition, Pauline commented that the reader board needs some repairs, and it was suggested that David Bluhm might be able to help. Pauline and Terry will coordinate on sending out the updated map and directory to the community before the annual meeting (and it will be published in the private section of the new website only accessible by community members).

DECISION: The board approved without dissent the updated "How to Vote" document sent in advance by Pauline. She will forward the document on to the community members.

#### **Community Property**

Chairperson: Vivienne Gevers

DISCUSSION: Rod commented that we do now have a person contracted to do the mowing each month for \$200 per mowing.

#### **Emergency Preparedness**

Chairperson: Dave Spencer

DISCUSSION: No report

## **Entertainment**

Chairperson: Nina Hufford

DISCUSSION: Sharon reminded that the Easter Egg hunt is scheduled for this Sunday, April 17.

## **Lakes**

Chairpersons: Bob Liebling and Dave Prochazka

DISCUSSION: The Lakes committee is working with the county to determine the formal permit process and requirements necessary to meet county requirements for the trenching for the aeration device. The overall permit process is expected to last about one year. The Lakes committee is also looking at hiring a wetlands consultant to guide us during this process. The device vendor will hold the equipment for us during the permit process. If it turns out that we're not able to secure permit approval, then the vendor will plan to sell our equipment to another customer. Overall cost for the permit and the consultant is TBD, but could be in the low \$20,000s. The Lakes committee will include this additional information in the annual meeting discussion.

## **Hospitality**

Chairperson: Sharon Ayers

DISCUSSION: A new neighbor moving in later this summer asked for info about the annual meeting, which Sharon provided.

## **Roads**

Chairperson: Will Porter

DISCUSSION: The Roads committee estimates a cost of ~\$1400 to fix the existing potholes this spring, which would be cancelled in lieu of the longer-term work if that is approved at the annual meeting. Also, some of the residents up the hill road are discussing among themselves the possibility of that group pre-paying portions of their ten-year obligations and then arranging with the Roads committee for those pre-payments to fund the hill road work in the first stage of work.

## **Security**

Chairperson: Don Sikes

DISCUSSION: The Security committee recommends changing the overhead light for the parking lot to run all night via a photo eye instead of being activated by a motion sensor (cost will be limited to the rental cost for the equipment to reach up to the light). The Security committee will provide a formal proposal and cost estimate to the board at the next meeting. Also, the light at the top of the stairs on Cedar Grove Road has still not been repaired by Puget Power, although Don has been pushing them.

## **Water**

Chairpersons: Mark Somnis and Pat Gai

DISCUSSION: The distribution valve cover on the loop road is now replaced with a new one constructed of treated wood. Neither of the recent power outages required the generator. The Water committee is not aware right now of any leaks affecting water consumption in the community. The Water committee will be working with the Communications committee to provide notice on any tests planned later this summer.

## **Nominating**

Chairperson: Bob Jones

DISCUSSION: The Nominating committee has now identified five candidates for the board, including the three incumbents (Sharon Ayers, Vivienne Gevers and Marc Sanders), along with Pauline Bruce and Kyle Kingma. It was pointed out that the earlier ballot sent out to the community does not include the fifth candidate (and any others who might be nominated in advance of and at the annual meeting). The voting processes for how to vote for someone not on the ballot or to change a vote were defined in the How to Vote document.

## **C. Old Business**

- Final Preparation for Annual Meeting on April 26, 2022
  - Proposed Annual Meeting Agenda
    - Overview of 2021-22

- Short committee presentations (PDF docs) with accomplishments and plans for 2022 (examples of past years' presentations are on the web site)
- Overview of new website: Serge and Pauline
- Reserve Study
- Easement Update
- Q & A for tonight's vote
- Reserve Study Update
- Easement Status – Board Update

EASEMENT STATUS DISCUSSION: Association counsel had documented five items in a letter to the property owners on March 7, requesting a response by May 6, that he advised needed to be addressed relating to easement access. These five items were not included in the findings of the original judgement but are recommendations from counsel intended to avoid future issues. The board agreed on the following proposal back to the property owners.

COUNSEL RECOMMENDATIONS	BOARD PERSPECTIVE	PROPOSAL TO WITTRENS
A- The Easement needs to be marked with Association-approved pins	The Board sent a message through its representative that it was willing to use the posted signs with a map rather than pins, to denote the route for ingress and egress to the Easement.	Discussion: The Wittrens are okay with maps in general; the wording is proposed to include, "Please limit use from Dusk to Dawn."
B- Remove the vegetation encroaching upon the 10' wide easement	The Board sent a message through its representative that it was willing to accept the offer from the Wittrens.	Discussion: The Wittrens offered to maintain a 45" wide clear path.  The Association retains access to the full 10' easement width.
C- Sufficiently level the easement	The Board sent a message through its representative that it was willing to accept the offer from the Wittrens.	Discussion: The Wittrens are willing to create a level walking surface and agree to allow the Association to build a slope/ramp up to the bridge.
D- Gravel path turns off the easement towards the Lake. Membership will follow the easement unless the Wittrens give permission otherwise.	The Board suggested that the Wittrens and Association use the posted signs with a map as notification of the path through the Easement.	Discussion: The Wittrens are okay with the proposed maps.
E- Bridge and Weir will be maintained by Association at its expense.  Wittrens may maintain or aesthetically improve their property as long as they do not impede the Easement.	The Board proposed that maintenance of the Easement be shared as follows: Wittrens shall maintain the easement pathway through their backyard up to the wood bridge at their expense. The Wittrens will not obstruct or interfere with the Association's members' rights to use the Easement access. The Association will maintain the wood bridge and weir at its expense.	Discussion: In addition to agreeing to the maintenance plan proposed by the board, the Wittrens ask that any work done to the bridge and weir be done with appropriate permits.

#### **D. New Business**

- The next regular Board meeting is scheduled for **Wed, May 18, 7:00 pm**. The annual meeting will be **Tue, April 26, 7:00 pm**.

#### **E. Adjournment:** The meeting was adjourned at 9:29 pm.

--Marc Sanders,  
Board Secretary