

FOUR LAKES ANNUAL MEETING

Meeting Minutes
April 26, 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 Attendees:

Including the board, a total of 49 community members attended at some point during the meeting.

The meeting was called to order by board president Sharon Ayers at 7:03 pm.

Overview of 2021 – Sharon Ayers

- Transition from Mark to Sharon during the year and adding two board members, Matt Wolff and Bob Jones
- Update on the easement – association won the lawsuit, and access to the easement cannot be restricted
 - Still working out some details with the property owner (rules are posted on the website)

Committee Presentations

--Community Property – Vivienne Gever

- Vivienne and Chelsea Vogel are the committee members
- Updated 2022 details are waiting for funding pending the vote on the 10-year plan

--Communications – Pauline Bruce (documents will be posted on the [Four Lakes web site](#))

- Pivoting to more use of email and Facebook announcements
- Thanks to Roarke Hufford and Kathy Higgins's son for updating the lettering on the notice board (Pauline will also propose to the board to fund a new notice board)
- Web Site Overview – Serge and Pauline Bruce introduced the new web site, including steps for association members to request access to the secured areas
- Update from Pauline that the map and directory will be going out to everyone shortly
- Later in the meeting, Rod also expressed his appreciation for the fine work by Serge on the new community web site

--Entertainment – Nina Hufford (discussion led by Sharon Ayers)

- Great Easter Egg hunt a couple weeks ago
- Fishing Derby coming up in June
- Sharon noted that new residents often highlight the many activities throughout the year as a strong point of living in Four Lakes 😊
- Fall Festival is again coming back this year

--Emergency Prep – Dave Spencer

- Larger than expected snow expenses this past winter
- Looking at lower-cost options such as securing our own snowplow if possible
- Reminder for folks to familiarize themselves with their zone captains (Orange Zone captain is still TBD)

--Water – Mark Somnis and Patrick Gai

- Some evidence that there might still be a small leak, but 2021 usage was lower than previous years
- Aiming for third week of May (starting May 22) to do the meter readings to report to the state by July 1

- Reminder for community members to be cognizant about how much water they're using for lawn watering this spring and summer

--Lakes – Bob Leibling and Dave Prochaska (documents will be posted on the [Four Lakes web site](#))

- Reviewed the treatments done in the past year, clearing work for cattails, the plans for new lake name signs, the plans for the aeration device (will take about a year for state/county approvals), installation of new No Fishing signs, and recent restocking of several lakes in advance of the Fishing Derby on Eagle Lake the weekend of Father's Day
- Reviewed the line-item details of the 2022 Lakes budget

Introduction to Budget and Reserve Study – Sharon Ayers

- Reminder that our 2022 budget is simply our plan for community spending during the next year
- The budget presented tonight is based on the expenses anticipated

Budget – Rod Case (documents will be posted on the [Four Lakes web site](#))

- 2021 Budget vs. Actuals Report about what was accomplished in 2021
 - A couple questions were raised and answered about how the legal costs were reflected in the 2021 Budget vs. Actuals
 - Also, Rod explained that our new web site with a secured area will now allow us to post the financial reports on the new web site starting in May
 - In response to a question, Rod answered that there is not a formal audit of the financial details each year
 - In response to a question, Terry provided a brief overview of the insurance policies covering board activities and volunteers (would not cover theft of funds)
- 2022 Budget without dues increase and with dues increase
 - Budget estimates are based on inputs from each community chair
 - The handwritten amounts show how specific budget line items will increase in 2022 if the dues increase is not rejected
 - Dave Spencer clarified that the Emergency Prep proposal is to obtain a single snowplow blade and two mounting kits, and he agreed that it might be necessary to obtain tire chains for the vehicles to be used
 - In response to a question, Rod clarified that half of the proposed new dues amount is currently posted in the Miscellaneous bucket as a placeholder as the board investigates the possible costs for a Reserve Study and receives more info from the Lakes committee about the aeration permit costs – as those questions are answered, the financial details will be updated in the monthly postings
 - Terry also clarified that any proposals for the use of that half of the dues would still have to be approved by the board; that's a key reason why it is held in the Miscellaneous bucket
 - In response to a question, Rod also showed the balance sheet with savings amounts, both for the water system and for general savings; during that discussion, he also provided a few more details on the status of the expected drawdown in 2022 from savings
 - In response to a question, Mark Somnis from the Water committee mentioned that as of right now, under Evan's leadership over the past ten years, we have installed new meters throughout the community; there are no other anticipated large expenses for the water system
 - Several community members expressed gratitude for Evan, who will be missed greatly
- Reserve Study – Rod Case
 - A state law passed in 2018 requires all HOAs like ours to conduct a study of current money reserves and then to develop a plan to accumulate adequate reserves
 - Rod provided an update on the investigation Sue Liebling and Rod are leading to look at options for how Four Lakes could meet the requirement
 - Rod and Sue will report back on a regular basis over the next few months (watch for updates in the board meeting minutes)

Roads Committee Presentation – Will Porter (documents will be posted on the [Four Lakes web site](#))

- Using a "newsletter" format, Will walked through an example of a pothole and how the Roads committee is addressing the ~40 that exist right now
- Also, to protect the road edges, community members are urged to try to stay on the road as much as possible

Q & A for the voting process – Pauline and Rod

- Sharon introduced the process by listing the names of the five people nominated before the meeting for the three open board positions and identified the three incumbent candidates up for re-election
 - A community member also nominated George Wittren as a sixth candidate at this point during the meeting
- Pauline provided details on how ballots can be returned to her before noon tomorrow, April 27, 2022
- Rod offered additional explanations about the voting process for Votes #2 and #3 based on some recent questions he's received directly over the past few days
- Rod also referenced the information shared with the community earlier this year about the overall 10-year plan and how these specific votes relate to that plan
- In response to a question, Rod confirmed that the annual budgets will continue to be voted upon each year at the annual meeting and the board would expect to include in those budgets the additional dues and assessments if they're not rejected in this year's voting
- In response to a question, Rod confirmed that the Community is using a new voting process this year based on RCW 64.90.525 and explained the rationale for why the state legislature made the change
 - A community member confirmed at this point that the last special assessment was in 1979
- In response to a question, "If the dues increases and assessments pass, when will the roads be paved?," Will estimated summer of 2023 but it does depend on a lot of uncertainties over the next year
 - Rod acknowledged that inflation and other factors may require additional funds, and he (and Sharon) emphasized that the board would plan to hold community meetings again next year if needed to change the assessments
 - Sharon also emphasized that all community members are encouraged to make their own decisions about these votes; no board members have published specific recommendations either way
- Rod explained that the ballots will be collected through noon tomorrow, then all received ballots will be taken unopened to a group of three people tomorrow at 6:00 pm at which point the ballots will be opened, compared to their lot numbers for validation, checked that those owners are current in their dues payments, and then the final tally will be announced on the community Facebook page

Introduction to the Nominating Committee

- Sharon introduced the members of the Nominating Committee who will be responsible for identifying the nominees for the three expiring board members at next year's Annual Meeting: Chairman Bob Jones, along with Keaton White and Mike Brown

The meeting was adjourned at 8:57 pm.

--Marc Sanders,
Board Secretary