

FOUR LAKES BOARD of TRUSTEES

Meeting Minutes
May 18, 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

Board Members Absent:

Dave Prochazka
Matt Wolff

Additional Attendees:

Scott Hufford
Serge Ovchinnikov
Will Porter

A. Call to Order at 7:07 pm

The board approved without dissent the April 13 Board Meeting minutes (including a recommended edit proposed by Marc Sanders in advance of the meeting) and the April 26 Annual Meeting minutes with no additional corrections by voice vote of the board members present.

B. Committee Reports

Financial

Treasurer: Rod Case

- Reserve Study Update
- Budget Advisors
- 10-Year Plan Implementation Update

DISCUSSION: Rod sent his financial info to the board in advance, along with updates on the Reserve Study (all documents will be shared on the community website). He reviewed the notes he had added to the monthly financial update, and there were no further concerns raised. Rod also provided an update on the Reserve Study and answered questions regarding the study team's recommendation to engage in a contract with their recommended vendor, Association Reserves. Regarding the "Budget Advisors" topic, Rod explained that Sharon had suggested that it might be helpful to share the load on the Treasurer by creating an informal "Financial Committee" of Budget Advisors who could help take on some of the Treasurer's tasks. There was general agreement from the board that Rod is welcome to pursue the idea, so Rod will come back to the board as needed. Finally, Rod walked through the process he uses to set up payment plans when owners are unable to pay the quarterly assessments and/or special assessments when due. It was suggested that the board try to be proactive to identify community members now who might face a hardship in paying these increased amounts, rather than waiting to find out which members do indeed fail to make payments on time and then addressing each case at that point. Sharon and Rod concurred and will work with the Communications Committee on how to communicate these nuances to the members. It was also emphasized that the current cost uncertainty means that it's possible that the projected assessment funds might be insufficient, and that context also needs to be communicated.

DECISION: The board approved by voice vote of the board members present to enter into a contract with Association Reserves, estimated \$3200, for the initial Four Lakes Reserve Study.

Communications

Chairperson: Pauline Bruce

DISCUSSION: No report.

Community Property

Chairperson: Vivienne Gevers

DISCUSSION: The mower has raised a question about where to mow on the east side of the entrance road. Current understanding is that the fence is on the property line. Vivienne will contact the homeowner to make sure there is agreement about where to mow in this area.

Emergency Preparedness

Chairperson: Dave Spencer

DISCUSSION: Dave is actively recruiting a captain for the Orange zone.

Entertainment

Chairperson: Nina Hufford

DISCUSSION: The Easter Egg hunt was a big success, and the Fall Festival is a GO!

Lakes

Chairpersons: Bob Liebling and Dave Prochazka

- 10-year plan Lakes update
- Osprey Lake Project update

DISCUSSION: The Lakes committee has hired a Wetlands Consultant for the first phase of the analysis, which included a meeting with the county yesterday. The initial down payment has been paid, and the total contract will be \$4250. Initial impressions of the Lakes committee are very positive that the consultant is highly competent and experienced in these discussions. Algae is already appearing in Osprey Lake earlier than usual this year and has now been treated. The algae was tested in a lab to identify the specific type of algae occurring, which includes blue-green algae that can be harmful. On another topic, consensus of the board is that the Lakes committee should proceed to obtain the steel "permanent" No Fishing signs for the major lakes, rather than continuing to use temporary signs.

Two main issues about aeration: 1) the digging of the trench without a permit, and 2) whether the aeration device is allowed at all. The county agrees the aeration device sounds like it is a more ecological approach, but they don't have specific code coverage for it. The state, however, apparently does have experience with aeration, so we may be able to get a permit from the state. Our consultant argued that both the trench and the aeration are part of our algae mitigation activity, but the county did not agree. Our next step is for us to apply for a clear and grade restoration permit for the trench work already done (anything we buried must be removed and the surface must be restored to a grassy area only). It was suggested that we might be able to pull the wire back out of the conduit, rather than digging up the wire itself. The permit approval process could take a year, but it does appear that costs will not be as high as originally feared. The county is also amenable to an approach where we make the aeration device portable, which would not require the same permit coverage as a non-portable device and potentially could start this year. This would require power for the device to be provided by one of the residences, and it would also allow us to move the device around to multiple lakes. The county granted a 30-day extension for us to determine how we want to proceed. The county did not offer any mechanism for us to appeal their rulings.

Nominating and Legal Committee

Chairperson: Bob Jones

- Review Nominating Process
- Update Legal Issues or RCWs

DISCUSSION: Nominations, elections and voting have been completed. The nominating committee is starting immediately to identify new candidates throughout the year.

Roads

Chairperson: Will Porter

- 10-year plan Roads update

DISCUSSION: The Roads committee has posted an announcement on the Facebook page about the next work party coming up. Certainly, bigger things will be coming soon now that the community has approved the dues increases and special assessments as part of the 10-year plan.

Security

Chairperson: Don Sikes

DISCUSSION: No report.

Water

Chairpersons: Mark Somnis and Pat Gai

DISCUSSION: The annual water meter reading extravaganza is planned for May 30, 3:00 pm, and has been posted on the Facebook page.

C. Old Business

- Easement Status – Board Update – Sharon Ayers
- DISCUSSION: Board leadership feels it can communicate directly with the property owners, rather than needing to go through intermediaries. As discussed in the April 13 meeting, a few topics are still outstanding, but we're making progress proactively. For example, the proposed signs appear to be nearly final. Going ahead, we'll continue to address any new issues as they arise. Board leadership plans to communicate directly with the property owners (and asks the same in return) any time changes are proposed to the easement.

D. New Business

- Code of Conduct – Vivienne Gevers
- DISCUSSION: Initiating a discussion about a proposed code of conduct for board members, including creating mechanisms for more confidential discussions limited to board members. The objective is not to reduce transparency with the community overall but trying to set a standard for civility of board discussions. There was broad consensus among board members to look further at any specific proposals in this area, and Vivienne will continue to work on this topic.
- Two items will be discussed at the June meeting: 1) whether to change how assessments are charged (currently by lot), and 2) formalizing a plan to cut back some of the foliage along the community roads.
- The next regular Board meeting is scheduled for **Wed, June 15, 7:00 pm.**

E. Adjournment: The meeting was adjourned at 8:54 pm.

--Marc Sanders,
Board Secretary