

FOUR LAKES BOARD of TRUSTEES

Meeting Minutes
June 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
Bob Jones
Bob Liebling
Dave Prochazka

Board Members Absent:

Vivienne Gevers
Matt Wolff

Additional Attendees:

Rita Deschenes
Terry Deschenes
Nina Hufford
Scott Hufford
Curtis Murchison
Serge Ovchinnikov
Will Porter

A. Call to Order at 7:02 pm

The board approved without dissent the May 18 Board Meeting minutes with no additional corrections by voice vote of the board members present.

B. Committee Reports

Financial

Treasurer: Rod Case

- Monthly Financial Update
- Reserve Study Update
- 10-Year Plan Implementation Update

DISCUSSION: Rod sent his financial info to the board in advance (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 has been contacted by Susan Oord from the company we'll be contracting for the Reserve Study with some prerequisite info required. She will do an onsite visit initially hosted by Rod on Friday, June 24, 8:30 am at the Gazebo. She will then conduct her own individual tour of the association properties on her own, including the well site.

Nothing specifically has proceeded with determining how to set up the Special Assessment in QuickBooks. Curtis Murchison confirmed that he can meet with Rod shortly to confirm how that can be done.

Sharon recommended that we continue to provide updates and reminders to the community about the dues increase (and about next year's special assessments). Marc will obtain an update from Rod and will communicate the update to community members on Facebook and via email.

Communications

Chairperson: Pauline Bruce

DISCUSSION: No report.

Community Property

Chairperson: Vivienne Gevers

DISCUSSION: Mowing is under control. Rod pointed out that he still needs an invoice from the mower to pay the amounts owed.

Emergency Preparedness

Chairperson: Dave Spencer

DISCUSSION: No report.

Entertainment

Chairperson: Nina Hufford

DISCUSSION: Fishing Derby is this weekend (have posted several announcements on Facebook). All are welcome (doesn't require folks to have kids fishing). Everyone participating will be local, so it's not necessary in the short term to get the Sanikan in place this week. Looking ahead to Fall Festival returning this year 😊 (Nina will notify Vivienne that the Sanikan will be needed for the Fall Festival). The reader board is falling apart, unfortunately, and needs a small roof. The Huffords offered to construct a new, improved reader board if the board will approve covering the costs of materials (Scott showed a proposed design). Rod stated that the material costs for a new reader board, estimated to be less than \$300, can be covered by the existing Community Property budget. Sharon asked Bob L. to check with the county about whether there are any issues with mounting an improved reader board on new posts (given that it's a wetland). If new posts are not allowed, the Huffords will look for an option to reuse the existing posts with the sign that shows the map. Curtis Murchison also suggested that the approach used by the Foleys to stabilize their sign on Maple Valley is another option. Finally, Nina Hufford suggested that we might be able to locate the reader board closer to the parking lot in an area that is not part of the wetlands.

DECISION: The board approved unanimously by voice vote the proposed design that Scott showed and deferred to the Community Property committee to confirm that the existing 2022 budget would cover the costs. The Huffords will come back to the next board meeting with the specifics of how and where the sign will be located.

Lakes

Chairpersons: Bob Liebling and Dave Prochazka

DISCUSSION: The County has now directed us to obtain approvals for a clear and grade permit across four departments. Initial costs will start at \$1127, with expectations of another \$3000 required later. Need to restore the area disturbed to its "meadow grass" condition. Bob will work with our wetlands consultant to determine the details of what that means, including whether the conduit and wiring need to be removed. Much paperwork is required, and Bob is hoping to make good progress during the next month. He will also determine any additional costs required by the consultant during this process.

Bob will also be reviewing the State permit for the aeration device with the consultant.

The Lakes Committee conducted an algae test on Eagle Lake. The algae present is a common type, which is not harmful to animals, human or otherwise. Therefore, there should be no concern with the Fishing Derby coming up on Sunday.

Rita Deschenes said that something from the lake has landed on their shore. Bob will go over to the Deschenes's property to see what she's reporting.

Nominating and Legal Committee

Chairperson: Bob Jones

DISCUSSION: No report.

Roads

Chairperson: Will Porter

DISCUSSION: Have been working on some of the potholes. Expect the next pothole work party to be in the next four weeks (will post an update on Facebook). Bob L. mentioned that he has heard from one of the paving contractors, and he'll pass that on to Will to close the loop.

Security

Chairperson: Don Sikes

DISCUSSION: Don checked on the cost to install a new light at the park and with the lift rental and a light the cost would be around \$500. It would have a photo eye so it would be on from dawn to dusk. The estimated cost is already included in his 2022 budget. Curtis mentioned that he has scaffolding that might be able to be used in place of the lift; he'll check with Don. Don has also been investigating who might have left the abandoned motorbike left near the gazebo area.

Water

Chairpersons: Mark Somnis and Pat Gai

DISCUSSION: The annual water meter reading was completed in May. Mark and Pat are reviewing the data and will be submitting the data to the state by July 1. There was no alarming evidence seen during the meter reading; all was routine. Rod pointed out that the latest water testing results have been posted in the Water section on the Four Lakes website. Everything checked out and confirmed high quality water.

Terry asked if Mark could check with the regulator about whether the water quality report is required to be disseminated to each individual community member, perhaps by mail.

C. Old Business

- DISCUSSION: Scott Hufford proposed earlier via email for the board to send a notice to everyone in the community about the rules for keeping foliage trimmed back from the roads and reminding them to do that trimming within the next thirty days. Once the thirty days has passed, a Roads Committee member may proceed to cut any remaining untrimmed foliage. Terry mentioned that we had tried an approach three or four years ago in which residents were warned that an outside company would be hired to do the trimming after thirty days, with the cost billed to the resident, but for this year's proposal, Scott is not proposing to hire an outside vendor. Sharon and others noted that it's not clear where the existing rules are posted, and Bob L. stated that it's not always clear what brush is of particular concern. Bob J. suggested that someone from the board should proactively contact anyone who hasn't met the requirements after thirty days. Scott confirmed that a "Shoulder Maintenance" article was published in the Fall 2016 newsletter on the same topic.
- DECISION: The Roads Committee will send out a message from the board to the entire community reiterating the foliage rules and reasoning and the deadline to address the situation (Scott will draft the message based on the Fall 2016 article and Marc will coordinate the communication). The board will then contact anyone who is still in violation after thirty days with two options: 1) do it themselves, or 2) the Roads Committee may do it for them. The Roads Committee will provide an update at the next board meeting.

D. New Business

- Board member Matt Wolff offered the following two motions to institute term limits for board members, but neither proposal was seconded.
 - Proposal #1: I propose that board service be limited to two 3-year terms in a row with a third term only available if the Nomination Committee is unable to earnestly find anyone else in the community to volunteer for the role or if no other community member is nominated on the floor. Persons can only be nominated by the Nomination Committee if they have had at least one 3-year gap between their last term and the upcoming term. No board member shall serve on the board more than nine years consecutively.
 - Proposal #2: I propose that the following roles be allowed to only serve two 3-year terms in a row with no option for a third term as described above, President, Vice President, Secretary, and Treasurer. No member shall serve more than six years in one of these roles consecutively. A 3-year gap must occur between their last term and the upcoming term. Following each annual meeting the board will nominate new board members into any roles who now have a vacancy due to term limits.
- Board President Sharon Ayers moved, and Bob Jones seconded, the following proposal:
 - Audio recordings of Board meetings should not be disseminated to anyone except Board officers (President, Vice-President, Treasurer, Secretary).
 - DISCUSSION: Bob J. agreed that there doesn't seem to be a need to disseminate a recording, although it may be useful for the Secretary to review a part of the recording related to a specific topic or to review a transcript to complete the minutes. Terry pointed out that publishing the minutes are a legal requirement from the state as the official record of the meeting. In response to a question about why, specifically, we would not allow release of the recording to a community member who wasn't able to attend the meeting, even though any community member is welcome to attend the meeting and hear all the discussion, it was mentioned that it might be possible for someone to extract certain parts of the discussion out of context, rather than referencing the official record. Terry suggested that a particular recording only be retained until the minutes from that meeting are approved.
 - DECISION: The board will do a final review of a revised version of the motion at the next meeting.
- The next regular Board meeting is scheduled for **Wed, July 20, 7:00 pm.**

E. Adjournment: The meeting was adjourned at 8:40 pm.

--Marc Sanders,
Board Secretary