

FOUR LAKES BOARD of TRUSTEES

Meeting Minutes
October 19, 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 Liebling
Dave Prochazka

Board Members Absent:

Vivienne Gevers

Additional Attendees:

Pauline Bruce
Ken Cushman
Don Sikes

A. Call to Order at 7:01 pm

The board approved without dissent the Sept 20 Board Meeting minutes with no additional corrections by voice vote of the board members present.

B. Committee Reports

Financial

Treasurer: Rod Case

- Rod went through the financial reports distributed in advance of the meeting. He recommended, without dissent, that we move some of our additional cash flow funds, perhaps \$6K, into the reserve funds, since we typically have much lower expenses during calendar Q4.
- The CPI increase is coming in at 9%. For a lot with water, it increases from ~\$283 to ~\$308 each quarter.
- Rod also requests 2023 budget estimates from each committee by the November meeting.

Roads

Chairperson: Will Porter

- Road patching and speed bump painting continues when Will has the time to get to it, usually an odd hour here and there. He would like to hold a roads committee meeting at his house in early November that is open to the community to talk about plans for the August 2023 use of the first large chunk of money to give the community a chance to weigh in (this was recommended by Keith R.), assuming the board approves of taking the conversation to the larger community. (Sharon and the rest of the board agreed enthusiastically and recommended both in person and a Teams meeting for remote participants, and Pauline/Marc will notify the community via Facebook and the reader board once it is rebuilt.) Following that meeting, the committee will begin working with 3 contractors to get quotes by the close of the year, mostly to reserve a spot on a calendar and to compare prices. The Committee expects the price to go up when we go back for an update in June. Rod asked that the Committee share with the board (and with the community) the specs of the planned road improvements (widening narrow areas, improving shoulders, pullouts).

- As far as the Reserve Study goes, it shows that the roads will cost \$630,000 over 10 years. Our proposed revenue plan says \$530,000 based on older quotes/ estimates. The Committee believes that \$530k was a good estimate if we would have had all the work done within the month that the estimate was created. Based on what we are seeing in the construction world, we can expect that it will cost more. Is \$630k enough? Only time will tell. The Committee wants to communicate that thought to the community: get phase 1 done and we may need an additional special assessment to complete the last phase of work. (Yes, the board agrees with this approach, as well.)
- On a separate note, per the recommendation of the Reserve Study, we should consider coordinating the replacement of water pipes at the time we repave the road. How long do we expect our current water piping to last in its current state?

Water

Chairpersons: Mark Somnis and Pat Gai

- Mark has been in contact with Evergreen Rural Water of Washington, who is able to detect leaks in our system free of charge (since we have a community board as well as state oversight regarding regulations for our water system). That analysis started this week near the Murchison property working back toward the well site. They have analyzed ~60% of our lines and have not yet found any leaks. The remaining 40% will be analyzed next week starting on Tuesday. This analysis is intended to determine the sources of the leaks which may be approximately 21%. The Water Committee will be asking this contractor to provide formal documentation of the results of their analysis.
- The Reserve Study recommended "replacement of the distribution line system" which might cost as much as \$1.9 million. The Water Committee at this point does not agree with that recommendation. The Reserve Study also recommended digging two new wells, and again, the Water Committee does not agree with the logic for those recommendations. Why rip out systems which are all working well now? It may make sense to consider doing some work to trim back some of the large trees around the well site (Don offered to help). Bob suggested that we might also look at a couple locations within the system to excavate the existing pipe and have a consultant check on its condition. Sharon recommended that the Water Committee check into options to hire a consultant to review the Reserve Study details. Mark plans to contact our state water management liaison, Ellen, to get her recommendation for a consultant. Rod also commented that we have had three incidents in the past few years when we have had to dig up damaged portions of the mains and in all three cases the remaining pipe was in excellent shape.

Lakes

Chairpersons: Bob Liebling and Dave Prochazka (Ken Cushman helping)

- We have received our HPA permit from the state for the aerator.
- The proposed costs for locating and operating the aerator on the Cushman property were sent to all Board members and committee chairs via email for review. After a short discussion on some clarifying questions, it was moved by Dave and seconded by Bob to accept the agreement. The motion was approved unanimously by the board members. Sharon will sign the agreement on behalf of the Four Lakes Landowners Association.
- The Lakes Committee will have a 2023 budget estimate by our next meeting.
- Hopefully, about a year from now, we'll have a permit from the county for remediation of the trenching done earlier this year.
- Bob asked if someone could take over from him the task of watering the plants at the entrance of the community. Don suggested that we look at running a second line from the existing standpipe on the south side of the entrance road over to the north side when we are looking at replacing the pavement in that area. Timing for the road work is TBD.

Communications

Chairperson: Pauline Bruce

- Pauline will discuss with Terry Deschenes when any directory updates are needed.

Nominating Committee

Chairperson: Vacant (Keaton White helping)

- Sharon will suggest to Mike and/or Keaton that they post a message on Facebook asking for candidates for the open board positions.

Community Property

Chairperson: Vivienne Gevers

- Sharon will talk to Vivienne about finding a person to take over watering of the entrance plants.

Emergency Preparedness

Chairperson: Dave Spencer

- No report. Rod does need to find out an update on whether the Emergency Preparedness Committee plans to purchase the snow equipment budgeted for this year.

Entertainment

Chairperson: Nina Hufford

- The Fall Festival went great and the board graciously thanks Nina and her committee for all the hard work.

Hospitality

Chairperson: Sharon Ayers

- Sharon has had a bit of difficulty catching up with some of our new neighbors, but she'll keep pursuing them.

Legal

Chairperson: Vacant

- Consensus of the board members was that we don't need to obtain formal legal guidance on the agreement we're signing with the Cushmans to host the aerator.

Security

Chairperson: Don Sikes

- Don's analysis is that other options on the market are likely not any better than the cameras we have in place now as far as having high enough resolution to discern a license plate number, unless we paid 3x or 4x more for higher-end cameras. He suggested that we move one of the existing cameras down to the other side of the park entrance, so we would have a view from both sides of the gate.
- Don is continuing to try to get a response from one of the security companies he has contacted about what kind of system we should use.

C. Old Business

- Based on Committee Reports, develop a Board Recommendation regarding the Reserve Study to share with the community – moving this discussion to the November meeting.

D. New Business

- The next regular Board meeting is scheduled for **Wed, November 16, 7:00 pm.**

E. Adjournment: The meeting was adjourned at 8:37pm.

--Marc Sanders,
Board Secretary