

## **FOUR LAKES BOARD of TRUSTEES**

Meeting Minutes  
July 27, 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

### **Additional Attendees:**

Scott Hufford  
Will Porter

### **A. Call to Order at 7:01 pm**

The board approved without dissent the June 15 Board Meeting minutes with no additional corrections by voice vote of the board members present.

### **B. Committee Reports**

#### **Financial**

Treasurer: Rod Case

- Rod (and Sue L.) received the draft Reserve Study, which he will discuss at the next board meeting. He still has some items to clarify with the author about the existing water mains. Mark will also provide any existing info from the Water Committee about the mains.

DISCUSSION: Rod sent his financial info to the board in advance. A few things to highlight:

- Puget Power has credited us with six months of billing since they are waiting on a permit from the county
- Improvements on Community Property have been increased for the new easement signs
- Lakes is increased for the treatments on Eagle and Osprey Lakes (Rod will send this year's treatment bills to Dave L., since he's managing that for the Lakes Committee)
- Roads has purchased cold-patch materials for pothole repairs

DECISION: Rod recommended, and the board members and Roads Committee agreed, that \$6000 be transferred immediately from Checking to the Roads Committee as part of the funds available from the initial dues increase starting this quarter. Will P. will draft a communication for Pauline to send to the community.

#### **Communications**

Chairperson: Pauline Bruce

DISCUSSION: No report

## **Community Property**

Chairperson: Vivienne Gevers

DISCUSSION: Our mowing contractor quit, and Vivienne is working on getting a replacement. Also, a concern was raised about renters clearing part of the community property near Osprey Lake. Sharon will send the property owners a formal letter explaining the rules for those properties. There was also discussion about the proposed eastern sign for the easement. At this point, the western sign is installed, and the board agreed to post the eastern sign at the end of the Sanders's property, even if it's a bit far from the eastern end of the easement. Scott Hufford is continuing to work on the plan for the new message board. Given that materials costs have increased lately, his updated estimate is ~\$600. The reader board will be in the gravel area near the parking lot entrance. Rod estimated that the Community Property budget can probably accommodate the increased cost. On another topic, Bob suggested that maybe we should install a couple additional logs that would deter people from driving in that area and damaging the gate again. Sharon will discuss the idea with Vivienne.

## **Emergency Preparedness**

Chairperson: Dave Spencer

DISCUSSION: No report.

## **Entertainment**

Chairperson: Nina Hufford

DISCUSSION: No report. Fall Festival is still planned.

## **Lakes**

Chairpersons: Bob Liebling and Dave Prochazka

DISCUSSION: Treated Osprey Lake and Eagle Lake for algae with a new chemical, but it doesn't appear to be effective so far on Osprey Lake (Eagle Lake looks more promising). The contractor suggested that we consider a monthly maintenance plan, at least on Osprey Lake, and Dave will review the estimated cost for that approach. The county has determined that we must apply for a clear and grade wetlands remediation plan. Bob is working with our wetlands consultant, who is studying the details, including doing a Critical Areas Report and proposing the Remediation Plan (mainly grass seed) and Vegetation Bond Worksheet (perhaps \$100). We also need to provide a Flood Hazard Certificate. We do plan to pull out the conduit and wire as part of the project. Will take about a year to finalize all of this. The revised estimate from the wetlands consultant is \$6500, which includes the \$2100 we have already paid. Regarding the aerator device, we are going through the State Fish and Wildlife Department for a permit later this calendar year. We will have to get a SEPA review for non-significance as part of this, which might also require additional help (and costs) from the wetlands consultant. The consultant is focused on the county work right now but could focus on the state process after August (state process takes ~45 days). We've arranged with the Cushmans to provide the electrical connection, which will be reimbursed by Four Lakes based on a meter being installed just for that service. Presumably, if the Cushmans moved at some point, and the new property owners were not amenable to continuing to provide the connection, then it could be moved to another property at that point. Sharon proposed that we schedule a special board meeting on this topic, specifically. Bob will determine some proposed meeting dates that work for the Cushmans.

## **Nominating and Legal Committee**

Chairperson: Bob Jones

DISCUSSION: Bob Jones announced that he will have to step down from the board due to health issues. He submitted his resignation to Sharon earlier this month, so this will be his final meeting. All board members expressed appreciation for Bob's service and wished him well. Three members remain on the Nominating Committee, and they have identified four candidates: Pauline Bruce, Kyle Kingma, George Wittren, and Keaton White. Sharon suggested that she will follow up after today's meeting with a proposal for how to fill Bob's position. Regarding the RCWs, Bob has not

yet found a single location to identify any changes that would affect us. He has been checking each individual RCW for changes, but nothing has appeared to date.

### **Roads**

Chairperson: Will Porter

DISCUSSION: Some patching has been done during the month of July. The Committee is working on a couple options for painting/stripping (he'll follow up with Brendan Pecht, who used to do this).

### **Security**

Chairperson: Don Sikes

UPDATE FROM DON VIA EMAIL: The gate has been replaced and reflective tape was applied. Don's still checking into better cameras and what that would cost. As mentioned above by Rod, for now, Puget Power has cancelled (and refunded) the service for the bus stop light while they continue to pursue a permit. Rod pointed out that we will need to communicate to Puget Power if we pursue installing a light on our own.

### **Water**

Chairpersons: Mark Somnis and Pat Gai

DISCUSSION: The Committee identified two properties with likely leaks based on meter readings. The first property on the hill was fixed earlier in July. The second property owner also confirmed that he fixed his leak in the past week, so good news in both cases.

### **Hospitality**

Chairperson: Sharon Ayers

DISCUSSION: Numerous properties do appear to be on the market. Sharon has met the new residents in the Andersons property, and they also voted recently for the 10-year plan. An offer is also pending on a house near Sharon's, and another property is closing in the next month.

## **C. Old Business**

- Foliage trimming: Scott Hufford is still working on drafting a flyer to the community about the proposed vegetation work.
- Final review of a revised version of the motion regarding meeting recordings will be targeted for the next meeting.

## **D. New Business**

- Matt Wolff officially resigned from the board, and the Nominating Committee is working on proposed candidates.
- The next regular Board meeting is scheduled for **Tue, September 20, 7:00 pm.**

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

--Marc Sanders,  
Board Secretary