

## **FOUR LAKES BOARD of TRUSTEES**

Meeting Minutes  
September 20, 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  
Dave Prochazka

### **Board Members Absent:**

Vivienne Gevers  
Bob Liebling

### **Additional Attendees:**

Scott Hufford  
Nina Hufford  
Pauline Bruce  
Will Porter  
Keaton White  
Ken Cushman  
Serge Ovchinnikov  
Steph Ovchinnikov  
Ben Hampton

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

The board approved without dissent the July 27 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, and there were no further questions
- The results of the Reserve Study are now posted on the Four Lakes website: [Members – Four Lakes Community \(four-lakes.org\)](https://www.four-lakes.org/members)
- Rod asked board members (and interested community members) to read the reserve study report in depth and to come to the next board meeting prepared for open, detailed discussion, especially for the water system. Rod has posted his initial thoughts on the web site, but he asks that people read the reports before reading his comments.
- He notes that the report does not reflect the assessments already approved at the annual meeting for Roads/Lakes/Community Property
- The report suggests a separate set of assessments focused on water and proposed expenditures for the water system.
- Rod can also send copies of the reports to anyone who prefers not to log into the Members section of the website.... Just contact him
- Sharon asked each of the “big ticket” chairpersons to be prepared at the next meeting with your thoughts about the implications specific to your area

## **Roads**

Chairperson: Will Porter

- Rod recommended that the Roads Committee create a plan based on having ~\$200K to \$250K in funds starting in August 2023 (in addition to funds currently allocated to Roads)
- Sharon offered to help paint the speed bump markings and to replace missing "turtles"; Will acknowledged the Roads committee will formalize a plan for that work

## **Water**

Chairpersons: Mark Somnis and Pat Gai

- The two known leaks have been fixed; no other known leaks exist
- Rod pointed out that our data indicates that 20-30% of the water that is pumped from the well into the system is somehow "lost" because it does not show up on the sum of the individual service box meters
- The Water committee is aware of this concern, but at this point, the committee has not identified a specific leak or other reason for this discrepancy
- Rod mentioned that the Water Reserve Study includes a recommendation to hire a local service, such as Evergreen, which can follow the main lines to try to determine the location of any leaks
- Rod also commented that while there is not a specific line item for a study like this in the 2022 budget, but there are reserve funds allocated for water that could be used

## **Lakes**

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

- The report from the consultant is quite detailed, 56 pp. and four maps – very much worth the investment!
- The bubbler is scheduled to be installed April 1, 2023. One concern: Lake Defense Force, the company from whom we purchased the bubbler, has been sold to another company, and they do not want to continue to store our device after November 1. Dave will check back with them to see if that is still the case if we are going to pay them to install it. Ken Cushman offered to store the bubbler on his property in the interim if needed.
- With the ongoing uncertainty about the bubbler, Sharon asked the Lakes committee to take another look at their budget for 2022 and expected 2023 expenses

## **Communications**

Chairperson: Pauline Bruce

- Scott Hufford confirmed he still plans to build the replacement message board, but hasn't been able to schedule the work yet (currently appears that the \$600 estimate is close)

## **Community Property**

Chairperson: Vivienne Gevers

- No Report

## **Emergency Preparedness**

Chairperson: Dave Spencer

- No Report

## **Entertainment**

Chairperson: Nina Hufford

- Fall Festival is happening this Saturday, Sept 24, 2:00 pm
- Will include some fun "hamster balls" people can ride in on the grass
- Sharon will bring a horse for kids to ride
- The inaugural Evan Lurton Chili Contest will be held

- A bluegrass band will be providing music entertainment
- Hoping to set up a family photo station, but still needs to identify a volunteer photographer
- Expect to have a variety of other games available during the event
- Nina will confirm with Vivienne that the "Sanikan" will be delivered
- Rod and Sharon will huddle on the necessary 2022 budget changes for the Fall Festival

### **Nominating and Legal Committee**

Chairperson: Vacant (Keaton White helping)

- Sharon suggested that we plan to use our usual nominating processes to announce our two openings and to ask interested parties to contact the nominating committee (Pauline has already communicated her interest)
- As part of the hiring process for the two open positions, the board will also conduct a brief interview with each candidate via a Microsoft Teams meeting

### **Hospitality**

Chairperson: Sharon Ayers

- We have two new neighbors in the previous Wolff residence
- Also, Nina Hufford's parents have now moved into the neighborhood

### **Security**

Chairperson: Don Sikes

- No Report

### **C. Old Business**

- No formal old business

### **D. New Business**

- The Reserve Study has been published and will be discussed at the next meeting
- The next regular Board meeting is scheduled for **Wed, October 19, 7:00 pm.**

### **E. Adjournment:** The meeting was adjourned at 8:19 pm.

--Marc Sanders,  
Board Secretary