

FOUR LAKES BOARD of TRUSTEES

Meeting Minutes
December 13, 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
Pauline Bruce (new)
Vivienne Gevers
Bob Liebling

Board Members Absent:

Dave Prochazka

Additional Attendees:

Scott Hufford
Will Porter
Dave Spencer

A. Call to Order at 7:01 pm

The board approved without dissent the Nov 16 Board Meeting minutes with no additional corrections by voice vote of the board members present. As discussed in last month's meeting, since no one requested edits to the draft minutes, so they were posted shortly after the meeting as a final version for the community, rather than waiting for formal approval a month later.

Sharon announced that Pauline Bruce has been nominated and elected as a new board member, filling one of the two open positions expiring at the end of 2023. Congratulations and thank you!

B. Committee Reports

Financial

Treasurer: Rod Case

- Rod went through the financial reports distributed in advance of the meeting. He noted the comments he had added to the reports, including highlighting that two community members are approaching one year in arrears as of the end of December.

Roads

Chairperson: Will Porter

- The Roads Committee held a community meeting on Dec 10 to collect more input on the Roads plans for 2023. 3" residential blacktop will be used for estimates. Smaller speedbumps may also be used to help to reduce noise, based on experience from other neighborhoods. Quotes are being assembled over the next two months (contacting paving companies starting in January), so that a specific paving plan for 2023 can be presented at the April 2023 annual meeting.
- Dave Spencer provided an update on preparations for the upcoming anticipated bad weather. The Roads Committee raised a need for someone to be available as a backup for Dave (and his vehicle) during occasional periods when Dave is traveling and is out of town, potentially in February 2023, for example. The board thanked Dave (and Will) for all of the work done this fall already to help with weather impacts.

Water

Chairpersons: Mark Somnis and Pat Gai

- The Water Committee confirmed they have checked the propane and oil levels for the generator, and all is ready in case of a power outage. Also, Keaton White and Mike Kulawiak both agreed to be available to help on the hill road and elsewhere in case of power outages, and both will be trained shortly to be ready to operate the generator.
- For now, the 2023 Water budget is expected to be like what was used in 2022. Rod will contact Mark after the meeting with a couple questions about 2023 charges that may end up being larger due to interest rates, for example.

Lakes

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

- No further news on the permit now that the county has accepted Bob's submittal.
- The Lakes budget has been estimated for 2023, including amounts for large expenditures based on the assessments and dues increases.

Communications

Chairperson: Pauline Bruce

- Sharon communicated that she has confirmed with Scott Hufford recently that yes, he will be able to complete the new reader board in the near term.
- Rod confirmed that he'll be able to add a comment about the additional 2023 charges to the forthcoming assessment notices, pending draft wording from Sharon and Pauline.

Nominating Committee

Chairperson: Vacant (Keaton White helping)

- Keaton sent out an update to the board in advance of the meeting that one nomination has been filed for an open board seat (and Pauline has now been elected). No other volunteers have come forward yet.

Community Property

Chairperson: Vivienne Gevers

- No activities have been happening with the Community Property during the past month.
- The Community Property Committee has provided initial input on its 2023 budget. There was acknowledgement that it would be ideal to find an individual to do the mowing at a reasonable rate in 2023, but for now the budget amount assumes having to hire a vendor. Sharon suggested that she is going to propose a candidate, and she also asked if Vivienne could obtain an estimate for the cost of purchasing a mower for community use. (Some candidates have offered to do the mowing, but not using their own equipment.)
- There was later discussion about the assessment amounts that would be allocated for Community Property projects, and at this point, the priority is initially on Roads and Lakes. The Community Property Committee does not yet have a specific 2023 project estimate to be funded by the 2023 Reserves.

Emergency Preparedness

Chairperson: Dave Spencer

- The costs of dealing with snow events (e.g., plowing, ice melt) will be included in the Roads budget for 2023 and beyond, and Dave will continue to manage the overall activity around snow and ice removal. Emergency Preparedness will still be a separate committee to manage our processes to prepare for events such as power lines down, natural disaster, etc.
- Dave provided an update on recent snow plowing and winter preparedness. The snowplow was installed just in time for the late November / early December snowfall and is working well. He has noticed that the weight of the plow does cause a bit of a problem with the front of the vehicle, so he is looking at a couple options to address that in 2023.

- There have been a lot of snow melt runs this season (8 ice melt runs in the last 4 weeks already). Stock is back in place now and we're ready for the next inclement weather.
- Dave is getting ready to provide an update to Rod for reimbursement amounts. He also has identified several thousand dollars of additional expenses, and the Roads Committee is including those amounts in its 2023 budget.
- Rod went back and looked at the amounts we had reimbursed another resident in 2019 for some snow plowing. He also looked at the amounts spent with a vendor in early 2022, which were much higher. Rod will talk with Dave this month about the best way to compensate him for the time and expenses, given how much he is saving the association.

Entertainment

Chairperson: Nina Hufford

- No report. Sharon will reach out to Nina about an estimated budget for 2023.

Hospitality

Chairperson: Sharon Ayers

- No report.

Security

Chairperson: Don Sikes

- Don provided an update in advance of the meeting: He was able to talk to Absolute Security Alarms today and gave them what we need for our community. They identified a company which has cameras and systems that can see license plates. In general, cameras for home use will not work.
- He will be meeting with them here on site to go over what we're seeking. He doesn't have a cost yet but will pass on a quote when he receives it. He's anticipating one main camera by the gate that's at the park. This will see the cars coming in and out and would capture the plate numbers. Also, it would probably be a good idea to have one overseeing the park and parking area.
- He would like to pass on that he's seeing the gate at the park being left open more and more. But it does seem to be helping to keep people from thinking they can park there, so he encourages all of us to pass it on to people to close it when they leave. If anyone does see cars or people that look like they shouldn't be there, please give him a call. Bob also offered to post a notice on Facebook reminding residents to close the gate when finished.

C. Old Business

- Individual committees are still pulling together any specific responses for their areas regarding the recommendations from the Reserve Study.
- In November, Rod worked through expected charges for 2023, and he asked if we should proceed with adding the 9% CPI increase as planned. The increase would generate an additional ~\$6K-\$7K in 2023. Rod sent out details of the financial implications in advance of this December meeting. The board members present voted 6 to 1 to proceed with the 9% CPI increase.

D. New Business

- The next regular Board meeting is scheduled for **Tue, January 24, 7:00 pm.**

E. Adjournment: The meeting was adjourned at 8:26 pm.

--Marc Sanders,
Board Secretary