

FOUR LAKES BOARD of TRUSTEES

Meeting Minutes
January 24, 2023
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
Vivienne Gevers
Bob Liebling
Dave Prochazka

Board Members Absent:

Additional Attendees:

Ken Cushman
Dave Spencer

A. Call to Order at 7:03 pm

The board approved without dissent by voice vote of the board members present the Dec 13 Board Meeting minutes with no additional corrections.

B. Committee Reports

Financial

Treasurer: Rod Case

- Rod went through the enclosed financial reports distributed in advance of the meeting. He offered one update that there are now just 14 lots behind. There were no further questions for Rod.

Roads

Chairperson: Will Porter

- The Roads Committee sent a detailed, **highly appreciated** report in advance (enclosed). Meeting attendees offered feedback on several items (most feedback already provided at the community meeting in December):
 - It's best if we can aim to increase the width of the roads, if possible, in certain areas so that two cars can pass, even if that means cutting back on the total amount of roads that can be remediated this year.
 - The current 2023 budgeted amount is based on receiving the assessments from all residents as owed, so if some folks don't make their payments on time, then the total amount of work in 2023 would have to be reduced accordingly.
 - For the areas to be worked in 2023, it's important to include the planned turnouts in those areas in the 2023 plans.

Water

Chairpersons: Mark Somnis and Pat Gai

- The Water Committee had no report this month.

Lakes

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

- Ken Cushman has the nano bubbler in his garage and he's working with the vendor to prepare it for installation. He has decided not to charge for the materials for the platform.
- There are no updates on permits this month.
- Beavers have been active recently and have been seen by various residents.

Communications

Chairperson: Pauline Bruce

- Scott still plans to work on the reader board but will have to delay the work until June due to other conflicts. Sharon is investigating whether we can come up with another option in the near term.

Nominating Committee

Chairperson: Vacant (Keaton White helping)

- Keaton has agreed to be nominated as a new board member and the board will interview him in an executive session sometime next week.

Community Property

Chairperson: Vivienne Gevers

- Vivienne asked if we could install something on the easement bridge to provide better footing in the wet conditions. Dave P./Sharon suggested that we could treat the surface with paint/stain containing sand or other grit for traction. Vivienne or Sharon will make sure to keep the Wittrens informed of any plans. Bob also suggested that we can clean the surface thoroughly as a first step.
- Vivienne plans to schedule a community workday in the spring (date TBD) using a large trailer on loan from one of the residents. She plans to propose possible dates on Facebook.

Emergency Preparedness

Chairperson: Dave Spencer

- Dave reported we've had a couple more winter storms in the past month (six ice melt events). The unseasonably warm weather recently has helped.
- It's ideal if we could obtain an updated spreader that could accommodate sand, not just ice melt. The 2023 budget does include an amount for a spreader that could meet this need.
- Rod brought the enclosed proposal to the board, which he has assembled jointly with Dave to reimburse Dave for the time and effort he has put into plowing and applying ice melt to the roads this winter. Rod will contact Terry to determine how this proposal to reimburse Dave would impact our liability insurance. The board voted unanimously to reimburse Dave on the Option 2 proposal, pending the insurance question being answered.

Entertainment

Chairperson: **Open**

- Sharon highlighted that we still need to find candidates to take over the Entertainment Committee. An announcement is on Facebook, but no volunteers yet.
- Sharon also discussed the option of looking for multiple volunteer leads for this committee. Each person would volunteer to plan and host an individual event. This would spread the workload over more than one person.

Hospitality

Chairperson: Sharon Ayers

- No report.

Security

Chairperson: Don Sikes

- Don provided the enclosed draft proposal in advance of the meeting for new security cameras and the necessary monitoring service that would cost just under \$12K for the year. The ongoing monitoring service would cost ~\$3K per year.
- Several attendees voiced concerns about the overall cost, and it's also likely that we'll shut off the existing cameras, since they're not really doing anything.
- Dave S. suggested that it might be possible for someone in the community to create a "homebrew" solution... the offer is very welcome, but timing would be TBD.
- In the meantime, consensus is that we should leave the current cameras in place without monitoring, even if they're just acting as decoys, and not pursue the cost of new cameras.

C. Old Business

- The board (without Rod) discussed options in Executive Session in advance of this meeting for a monthly salary for the Treasurer and landed on the following: the Treasurer role averages about 20 hours per month, so the board is proposing a salary of \$500 per month, based on an estimate of ~20 hours per month at \$25 per hour. The proposal will be considered by Rod and the board over the next few days and will be voted on in Executive Session next week. Moving the Treasurer to a paid position would require it to no longer be a board member (per the By-Laws), so Rod would resign from the board as part of this proposal. [Note: The Executive Session was held February 3, and the board (with Rod recusing himself) voted unanimously to proceed with this proposal.]
- It was moved by Dave P. and seconded by Vivienne to approve the 2023 budget provided by Rod in advance of the meeting. The budget was approved without dissent with the caveat that individual line items can still be adjusted throughout the year, such as budget amounts for security cameras, spreaders, etc.

D. New Business

- **Annual Meeting:** The meeting will be in April to provide a bit more time to solidify the Roads improvement plan in 2023. We will aim to conduct the meeting in person if possible. The meeting will be hosted **Thursday, April 20** at 7:00 pm in Dave S.'s garage (with masks required), and we will also provide an option for people to participate remotely.
- The next regular Board meeting is scheduled for **Wed, February 22, 7:00 pm**.

E. Adjournment:

The meeting was adjourned at 8:28 pm.

--Marc Sanders,
Board Secretary