

FOUR LAKES ANNUAL MEETING

Meeting Minutes

April 20, 2023

Combined In-Person and Online Meeting, 7:00 pm

Board Members Present:

Sharon Ayers – Board President
Mark Somnis – Board Vice-President
Marc Sanders – Board Secretary
Pauline Bruce
Vivienne Gevers
Dave Prochazka
Keaton White

Additional Attendees:

Rod Case – Board Treasurer

Including the board, an estimated 30 community members attended at some point during the meeting, either in person or remotely.

The meeting was called to order by board president Sharon Ayers at 7:14 pm.

A. Overview of 2023 – Sharon Ayers

- Welcome to all!
- Sharon expressed thanks throughout the evening to our existing chairs and board members and especially to any who are retiring and being replaced by enthusiastic newcomers for 2023!

B. Committee Presentations (all presentations to be posted on the community website)

--Financial – Rod Case

- 2023 Budget review (general and water) – clarified a few differences for 2023.
- 2023 Reserves review (roads and lakes/community property) – anticipated 2023 project amounts
- There is no reserve fund currently for water, since we have not yet identified large projects. It was recommended in the reserve study to consider planning to dig up and replace our water mains. At this point, however, the Water Committee, based on its experience and the guidance of its consultant and in concurrence with the Board, is not yet in agreement with the need to do that.
- 2023 April budget/actuals – highlighted the documents that are available for community members to review on the organization's secure website.
- Sharon clarified Rod's new status as a paid Treasurer and no longer a member of the board.

--Roads – Will Porter

- Review of recent work done in advance of this summer's major projects
- Reviewed detailed plan for September 2023 paving.
- Request from a community member to see if the Roads committee could widen the hill road: the Roads committee is looking for ways to include at least one turnout but has determined it would be cost-prohibitive to dig further into the hill to do more than turnouts for widening.

--Water – Mark Somnis and Pat Gai

- Brief update on leak investigation – no sources of leaks identified at this point, but data does indicate approximately a 20% difference between amounts pumped and amounts viewed on the meters (state recommends a max 10% difference). The Water Committee expects to contact another vendor soon for additional investigation.
- The Water Committee asks residents to be mindful and to try to reel in some of the usage.
- Planning an annual meter reading of all 69 individual lot meters on **Saturday, May 20** (expect minor interruptions that day)

--Lakes – Bob Liebling and Dave Prochazka

- 2022-23 accomplishments
- 2023 detailed budget review
- New committee leadership for 2023: Ken Cushman and Solomon Ellis

--**Entertainment** – Christina White

- Discussed possible new events in 2023, including announcing family-friendly Movie Nights in a Four Lakes outdoor location!

--**Security** – Don Sikes

- The Security Committee looked at a new camera system for Four Lakes, but the cost was more than the board wanted to approve now. We currently have a camera system, but it doesn't work as well as we would like. We will continue to look at camera systems that are more affordable and that will give us what we are looking for. If there are any security concerns, please contact Don.

--**Community Property** – Vivienne Gevers

- Posted on Facebook today about a vendor we've hired to get the mole situation under control.
- Mowing will begin later this spring due to the wet weather.
- Need volunteers, especially as Community Property projects will eventually get funded once the Roads and Lakes projects are completed.
- The gazebo does need some painting and staining work and the picnic tables need some repairs.

--**Communications** – Pauline Bruce

- Updates on directory and notice board – need a volunteer to post updates on the notice board.
- Pauline is now taking on management of the Four Lakes map and directory – many thanks to Terry Deschenes for handling this for at least 20 years!

--**Emergency Prep** – Dave Spencer

- Update on emergency planning zones (still need a captain for the orange zone).

--**Nominations** – Keaton White

- Review of voting process
- Review of nominated candidates and brief statements by nominees (no additional candidates nominated during the meeting).

The meeting was adjourned at 8:52 pm.

--Marc Sanders,
Board Secretary