

FOUR LAKES BOARD of TRUSTEES

Meeting Minutes
May 17, 2023
Online Meeting, 7:00 pm

Board Members Present:

Sharon Ayers – Board President
Marc Sanders – Board Secretary
Pauline Bruce
Vivienne Gevers
Curtis Murchison
Dave Prochazka
Keaton White

Board Members Absent:

Additional Attendees:

Rod Case – Association Treasurer
Solomon Ellis
Will Porter

A. Call to Order at 7:05 pm

The board approved without dissent by voice vote of the board members present the Annual 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 noted that he will be moving some of the large cash balances over to the Reserve accounts.
- Sharon commented that she feels the board has been thorough in making residents aware of the forthcoming assessments due Aug 1. Anyone with a suggested message for the new message board (on any topic) should contact Pauline Bruce.
- Rod also went through a proposed payment plan approach for one resident to gain board approval. No objections were raised, indicating tacit approval by the board.

Roads

Chairperson: Will Porter

- Things are on track with the contractor for phase I starting in September. Will raised the question about what we would do if assessments fall short of our target as of August 1. Consensus across the board is that we would have to determine how to proceed at that point, but don't need to change plans now. Rod recommended that Pauline send out another communication to the community about the urgency of us receiving the assessments by August 1 and explaining that otherwise, the Roads Committee cannot set the project scope with the contractor in time to get the work done in September. Will suggested that we attach flyers with more details to the reader board. Curtis also said that, as a resident, he has always appreciated the board's financial transparency.
- The Roads Committee is preparing multiple phasing plans to accommodate different amounts of money received by August 1 and later in August. Sharon recommended we take stock at our July meeting to determine what needs to be communicated at that point. Rod and Curtis will configure QuickBooks to send out assessment notices during June/July.

Water

Chairpersons: Mark Somnis and Pat Gai

- Mark sent a proposed generator maintenance contract in advance of the meeting for board input. Board members had a couple clarifying questions which Sharon will review w/ Mark.

Lakes

Chairpersons: Ken Cushman and Solomon Ellis

- Ken provided the following status of the nano-bubbler. The electrical wiring was installed from his electrical panel down to Osprey Lake where the nano-bubbler is currently located. The sub-meter was installed into the nano-bubbler enclosure. An inspector from Washington State Labor and Industries came and inspected the wiring. The electrical wiring was approved, and a certificate was issued. The wiring was tested at the input panel on the nano-bubbler and controls have been powered on as part of operational testing. The motor and pump cannot be tested as a system until the piping is installed, since the pump will need to be primed prior to operation. The Lakes Committee contacted Jay O'Neal at Lakes Defense Force, and we have a preliminary date for installation on May 19-20th, 2023. The Washington State Dept. of Fisheries and Wildlife has been contacted, as our permit indicated, prior to installation and no issues were raised. Ken will be submitting an itemized invoice for expenses required to install the electrical wiring for the nano-bubbler. The committee expects Lakes Defense Force to submit an invoice to the Four Lakes HOA when it has completed the installation.
- Solomon added that our usual treatment vendor, AquaTechnex, has started treating algae on Osprey Lake.

Nominating Committee

Chairperson: Keaton White

- Congratulations to the new board members 😊. Sharon emphasized that we still need the Nominating Committee to seek additional candidates for the two open board positions.

Entertainment

Chairperson: Christina White

- Sharon congratulated the committee on their presentation and ideas at the Annual Meeting, including the proposed Movie Night!

Security

Chairperson: Don Sikes

- Rod updated that the proposed trail cameras were not successful at capturing license plate images in low light. At this point, the Security committee recommends that we turn off the existing camera system until a workable system is identified in the future. Board members concurred with that recommendation and offered a further suggestion that we could consider posting signs warning that the community areas are under surveillance.
- Sharon will ask the Security Committee to contact the residents living near the community entrance to find out if they have any concerns about security at the community property and their homes. Vivienne will ask Don if anything further needs to be done with motion-activated lighting in the community property areas.

Community Property

Chairperson: Vivienne Gevers

- Hopefully, all have noticed the progress on the community field with mowing and the mole treatments 😊. The committee is looking at replacing at least one of the picnic tables.

Communications

Chairperson: Pauline Bruce

- The notice board is up and running and looking good. Thanks to Lynette Case, who has volunteered to update the messages on the board full-time.

Emergency Preparedness

Chairperson: Dave Spencer

- No report.

C. Old Business

- There were some minor sound issues at the Annual Meeting, but in general, it went well.

D. New Business

- The next regular Board meeting is scheduled for **Wed, June 14, 7:00 pm.**

E. Adjournment: The meeting was adjourned at 8:23 pm.

--Marc Sanders,
Board Secretary