

## **FOUR LAKES BOARD of TRUSTEES**

Meeting Minutes  
June 14, 2023  
Online Meeting, 7:00 pm

### **Board Members Present:**

Sharon Ayers – Board President  
Marc Sanders – Board Secretary  
Dave Prochazka

### **Board Members Absent:**

Pauline Bruce  
Vivienne Gevers  
Curtis Murchison  
Keaton White

### **Additional Attendees:**

Rod Case – Association Treasurer  
Solomon Ellis  
Will Porter  
Mark Somnis

### **A. Call to Order at 7:02 pm**

The board approved without dissent by voice vote of the board members present the May 17 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 is waiting to transfer any of the current cash amount of ~\$33K until after he receives the latest invoices from the Lakes Committee for the bubbler installation.
- Rod also announced that residents will receive a special statement tomorrow on 6/15 showing each account's 2Q payment status and the special assessment amount. The bottom of the statement will indicate the total amount due Aug. 1.

#### **Roads**

Chairperson: Will Porter

- Will shared the enclosed update indicating things are on track with the contractor for phase I work Sept 12-15. He will finalize the 2023 scope of work with the contractor (WSP) in mid-July depending on the amount projected to be in the reserve account by end of August. The bid for the work outlined is \$258k. When we get closer and we know more if we will have a shortfall and how much the gap is, Will will talk with WSP about shortening what we have them do for section F (see map in the update) to fit within our budget at that time. WSP requires \$100k up front and the remaining balance after the work is done.
- Rod confirmed that we would receive enough to cover the entire scope if all accounts are paid up by the end of August. He also stated that \$12K originally allocated for the Security Committee in 2023 will not be spent and can be reallocated to Roads.

## **Water**

Chairpersons: Mark Somnis and Pat Gai

- Mark reported that the Water Committee completed its meter readings in mid-May and is on track to send its annual report to the state on time by end of June. This year's data indicates that leakage is down to ~11%, compared to 20% last year, after successful work during the past year to repair leaks on two properties. The Water Committee will look more closely at the data for 3-4 households with high usage (~4X average) to determine whether the usage is accurate (the Committee will encourage these residents to try to reduce usage) or whether this might indicate a leak.
- Mark also provided more information to the board about the proposed maintenance contract for the generator. His updates answered all outstanding questions, and the Water Committee will move ahead with a one-year \$425 maintenance agreement for now.

## **Lakes**

Chairpersons: Ken Cushman and Solomon Ellis

- Solomon announced that the bubbler is now installed and is expected to be running by the end of the month. The Committee is working with the vendor to determine why the pump is not running, although it is confirmed to have power.
- The Lakes Committee did not have any updates to report on the permits in motion.

## **Nominating Committee**

Chairperson: Keaton White

- Keaton is encouraged to work with Lynette, who manages the reader board, to post announcements about open board positions.

## **Entertainment**

Chairperson: Christina White

- No report.

## **Security**

Chairperson: Don Sikes

- Sharon announced that Don will be stepping down from chairing the Security Committee (thanks very much for all the great work the past few years!). Sharon will announce the opening on Facebook.
- Rod reported that the existing cameras have been disconnected, one account is closed, and the second account will be closed later this month.

## **Community Property**

Chairperson: Vivienne Gevers

- Sharon commented that the field looks great! There was no additional report.

## **Communications**

Chairperson: Pauline Bruce

- No report.

## **Emergency Preparedness**

Chairperson: Dave Spencer

- No report.

**C. Old Business**

- There was no old business during this meeting.

**D. New Business**

- The next regular Board meeting is scheduled for **Wed, July 19, 7:00 pm.**

**E. Adjournment:** The meeting was adjourned at 7:38 pm.

--Marc Sanders,  
Board Secretary