

FOUR LAKES BOARD of TRUSTEES

Meeting Minutes
July 19, 2023
Online Meeting, 7:00 pm

Board Members Present:

Sharon Ayers – Board President
Marc Sanders – Board Secretary
Pauline Bruce
Keaton White

Board Members Absent:

Vivienne Gevers
Curtis Murchison
Dave Prochazka

Additional Attendees:

Rod Case – Association Treasurer
Ken Cushman
Ben Hampton
Serge Ovchinnikov
Will Porter

A. Call to Order at 7:00 pm

The board approved without dissent the June 14 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. There was some clarifying discussion about the sources of the funds that have been transferred from General into the Roads reserve.
- Rod also led a discussion on what to do about members who do not pay their assessment by August 1st. 37 of the 80 lots are fully paid now with twelve days remaining until the due date. The board voted to have Rod reach out in early August to any members who have not paid by August 1 (and who have not yet established an approved payment plan) to find out their plans to make payments during August. Rod will report that info to the board at its regular August meeting, and the board will then approve for the Roads Committee a prudent budget for the Phase 1 paving work this year based on the amounts projected to be received by end of August.

Roads

Chairperson: Will Porter

- Sharon shared feedback from a resident asking the road centerline to be marked at the entrance to Four Lakes to guide inbound vehicles to stay in their lane. Will concurred that the Roads Committee will take on that task.
- Sharon also commented that we do have some properties with overgrown foliage causing blind spots. The board had decided on a process for this situation at its June 15, 2022, meeting, and Sharon will implement that process. Serge also pointed out we documented the Fall 2016 process here: <https://www.four-lakes.org/wp-content/uploads/2022/02/2016-Fall-Newsletter-Four-Lakes.pdf>. Guidance was 3 feet from the road back then. For now, given that the Roads Committee is focused on paving, other board members will manage the foliage issue.
- The Roads Committee will aim to paint the community speed bumps in August of this year.

Water

Chairpersons: Mark Somnis and Pat Gai

- No report.

Lakes

Chairpersons: Ken Cushman and Solomon Ellis

- Ken announced that the aerator has been in operation for about a month. He observed a notable increase in the opacity (water is less clear), but the algae issue in the past couple years appears to be reduced this year, which is encouraging. That could be due to earlier treatments this year and/or could be impacted by the cooler/wetter weather this spring.
- In past years, the Lakes Committee has treated both algae and lily pads (the aerator doesn't treat the lily pads). We have two types of lily pads, and the smaller version is starting to appear earlier than usual. The Lakes Committee will talk to Dave and Bob to find out how this has been handled successfully in the past.
- The Lakes Committee does not plan to stock the lakes with fish this year.
- The Lakes Committee has been considering buying a dissolved oxygen sensor, which would help to evaluate how well the aerator is oxygenating the lake. Ken believes the cost would be ~\$1000 maximum, and he'll bring a formal proposal to the board soon.
- Finally, the Lakes Committee will investigate how we should proceed regarding the ongoing permits and whether we should contract for further consulting on those permit processes.

Nominating Committee

Chairperson: Keaton White

- Keaton plans to post and send out a message recruiting volunteers and candidates for the board in mid-August (a couple weeks following the assessment due date).

Entertainment

Chairperson: Christina White

- The Community Water Fight is scheduled for July 29 (flyer going out later this week). Also, there have been regular game nights, and the Committee plans for another in August.
- The Entertainment Committee will come back to the board with a formal proposal for Movie Night later in the summer.
- The Committee will also provide an update shortly on the Fall Festival.

Security

Chairperson: VACANT

- No report.

Community Property

Chairperson: Vivienne Gevers

- No report.

Communications

Chairperson: Pauline Bruce

- No report.

Emergency Preparedness

Chairperson: Dave Spencer

- No report.

C. Old Business

- Rod proposed that we could place the old non-functioning security cameras in conspicuous places to deter mischief (with associated signs calling attention). Rod proposed placements near the parking lot entrance and near the mailboxes at the Y, and the board agreed.

D. New Business

- The next regular Board meeting is scheduled for **Wed, August 23, 7:00 pm.**

E. Adjournment: The meeting was adjourned at 8:11 pm.

--Marc Sanders,
Board Secretary