

FOUR LAKES BOARD of TRUSTEES

Meeting Minutes
August 23, 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
Ken Cushman
Solomon Ellis
Ben Hampton
Serge Ovchinnikov
Steph Ovchinnikov
Will Porter

A. Call to Order at 7:10 pm

The board approved without dissent the July 19 minutes with no additional corrections.

B. Committee Reports

Financial

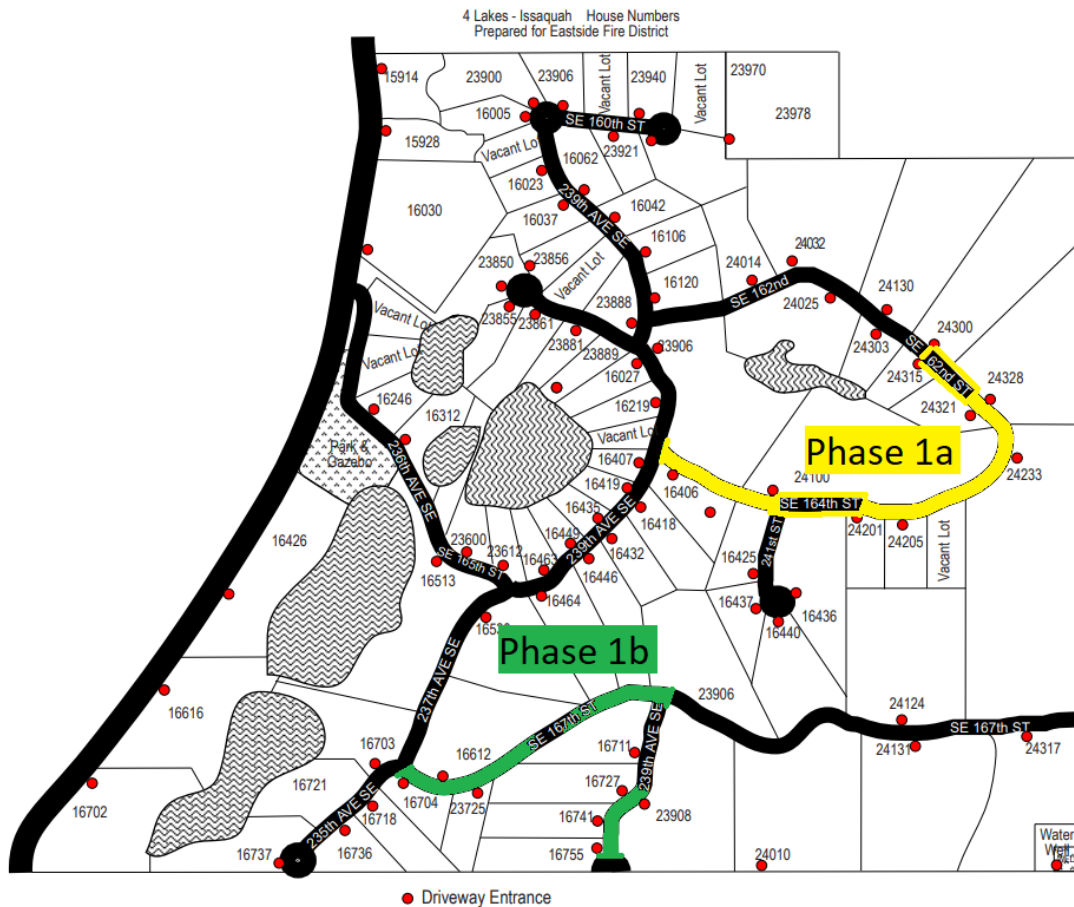
Treasurer: Rod Case

- Rod went through the enclosed financial reports distributed in advance of the meeting.
- Rod highlighted that 67 of the 80 lots are fully paid now for the 2023 Special Assessments a bit more than three weeks beyond the due date of August 1.
- In advance of the meeting, the board decided in Executive Session to do additional outreach to the folks who have not yet paid or do not yet have an agreed-upon payment plan.

Roads

Chairperson: Will Porter

- Given the current situation with 13 lots not yet fully paid for the 2023 Special Assessments, Rod suggested that it would be possible to pick up another \$30-40K by borrowing from the Lakes reserve and from scheduled Q3 and Q4 quarterly dues (there are no planned projects remaining in CY2023 for Lakes or Community Property, so we do have some flexibility). Anticipated worst-case winter road costs might be around \$8K. The Lakes Committee also concurred that it does not expect any large costs remaining for this calendar year. These borrowed amounts would be paid back with receipts from the lots still outstanding.
- The board voted to authorize the Roads Committee to proceed with contracting the Phase 1 paving work this year for the initial proposed areas (1a and 1b on the map below) based on the amounts received to date and additional budget flexibility this calendar year.
- The Roads Committee will provide an update to the community now about the Phase 1 plan (including an updated map), and the Committee will send a second announcement once it reaches agreement with the vendor on the Phase 1 scope, timing, and payment schedule.



Community Property

Chairperson: Vivienne Gevers

- The mowing went well at the beginning of the summer, but things have been a bit less consistent lately. The contractor plans to do one more mowing this summer.
- Issaquah Pest Control did eight weeks of mole treatment, which seemed to work at the beginning, but does not seem to be working as well as hoped now. The Community Property Committee will be considering how to change our approach for next year.
- Sharon reported that she received a concern from a neighbor about how community property areas are maintained at the entrance (apparently affected a prospective house purchase). Sharon will add this as a New Business topic for a meeting soon. There was general agreement that we all need to look for ideas to improve the care of these areas, possibly a series of meetings about what can be done about Community Property, similar to how we discussed the Roads situation.

Water

Chairpersons: Mark Somnis and Pat Gai

- The Water Committee contacted Suburban Propane. Four Lakes has an account with them. Currently, we are at 50 percent capacity of our 500-gallon propane tank. It is \$2.55 per gallon. The Committee recommends adding 30 percent, and the board agreed.

Lakes

Chairpersons: Ken Cushman and Solomon Ellis

- King County has informed us that Four Lakes would need to post a permit bond of \$2600 to remove the conduit from the trench dug last year. King County would release 70% of the bond once the work is completed and would hold 30% for three years as a reserve in case

there are any unanticipated issues with removal. The Lakes Committee anticipates being able to remove the conduit later this calendar year.

- The nano-bubbler does seem to be working well to limit the algae on the lake surface ("the lake looks the best it's looked in years 😊.") It's too early to determine whether the depth of the muck on the bottom of the lake has changed much. Next summer, it might make sense to start the nano-bubbler even earlier in the season for algae control.
- The Lakes Committee is still investigating a possible sensor package to provide more data on lake health but does not yet have an update beyond last month's initial mention.
- Total electrical costs so far have been about \$100 per month.
- Regarding installing one for Eagle Lake, the Lakes Committee is also investigating whether it might be possible to use solar panels as a power source.

Nominating Committee

Chairperson: Keaton White

- The Nominating Committee plans to advertise the two open Board positions on the Reader Board in September.

Entertainment

Chairperson: Christina White

- This Saturday will be another Four Lakes Water Fight, assuming the weather holds. The first one went well 😊. The Committee will send the announcement details later this week.
- There have been early discussions about some sort of event celebrating community volunteers in the next month.
- Fall Festival planning is continuing (expect a chili cookoff, but not a band). Date to be identified soon; the Committee is meeting this weekend about it.

Security

Chairperson: VACANT

- No report.

Communications

Chairperson: Pauline Bruce

- Please let Pauline know if anyone has announcements for Facebook.

Emergency Preparedness

Chairperson: Dave Spencer

- No report.

C. Old Business

- The security cameras have been relocated as mentioned at last meeting (the work is completed).

D. New Business

- The next regular Board meeting is scheduled for **Wed, September 20, 7:00 pm.**

E. Adjournment: The meeting was adjourned at 8:24 pm.

--Marc Sanders,
Board Secretary