

FOUR LAKES BOARD of TRUSTEES

Meeting Minutes
October 25, 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

Board Members Absent:

Keaton White

Additional Attendees:

Rod Case – Association Treasurer
Ken Cushman

Solomon Ellis
Will Porter

A. Call to Order at 7:03 pm

The board approved without dissent the September 20 minutes with no additional corrections.

B. Committee Reports

Lakes

Chairpersons: Ken Cushman and Solomon Ellis

- Ken announced that the nano bubbler is working well; he is disabling it for the winter.

Financial

Treasurer: Rod Case

- In response to a question from Ken, Rod announced that he would like to receive the 2024 budget requests from each committee by mid-December.
- Rod went through the enclosed financial reports distributed in advance of the meeting, including an update on the loan to the Roads Committee from the Lakes/CP reserve.
- He mentioned that six community members are not paid in full for their assessments. Of those, four are active on payment plans, one is selling the property (assessment will be paid by escrow), and one has not been responsive. For the nonresponsive member, Rod will attach a message to their November 15 quarterly statement letting them know that the outstanding assessment amount will be turned over to the Association attorney for collection if not paid in full by February 1, 2024, per our standard nonpayment process.

Roads

Chairperson: Will Porter

- Will provided current worst-case estimates of \$1600 for ice melt and \$7000 for labor for snow removal this winter.
- Will led a long discussion about the status/lessons of the phase one road work and options for future phases being considered by the Roads Committee. The board approved the Roads Committee to look for ways to reduce the cost of renovating the hill road speed bump into a speed hump, aiming for spring 2024 to fund this work. The Roads Committee will provide details on phase one status/lessons and future phase options to the community.
- Starting in November, Tom Norton and Keith Renfrew have agreed to gather and re-form the Roads Committee, launching November 8 with five basic functions:
 1. Chairpersons (organize all sub members, manage all road budgets, attend board meetings, present plans to board)

2. New roads (quotes, coordination, budgeting, planning and execution)
3. Road repair (organization, planning, acquiring materials, completing the work)
4. Snow removal (maintaining equipment, acquiring and organizing material, on-call snow removal and de-icing as weather requires)
5. Communication and vegetation control (working with and communicating with neighbors to keep organic material off of or encroaching on the road)

Water

Chairpersons: Mark Somnis and Pat Gai

- No report.

Nominating Committee

Chairperson: Keaton White

- The Nominating Committee is advertising two open Board positions on the Reader Board.

Entertainment

Chairperson: Christina White

- Fall Festival was a huge success. The Committee is planning for Halloween.

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

- There was no old business.

D. New Business

- With Terry's passing, Pauline is taking over management of the association directory and mailing lists. At the November meeting, the Board will discuss who can take on the annual coordination of our insurance policies with Sound Insurance (timing: Feb/Mar).
- The next regular Board meeting is scheduled for **Wed, November 29, 7:00 pm.**

E. Adjournment: The meeting was adjourned at 8:37 pm.

--Marc Sanders,
Board Secretary