

## FOUR LAKES BOARD of TRUSTEES

Meeting Minutes  
February 21, 2024  
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

Mark Somnis  
Dave Spencer

### A. Call to Order at 7:04 pm

The board approved without dissent the January 17 minutes with no additional corrections.

### B. Meeting Introduction – Sharon Ayers

- Meeting format change. Later in the meeting, she will introduce a new business item to accommodate discussion of a possible change in how we manage community affairs, moving from a committee-based administration to an alternative, perhaps fee-based administration.

### C. Financial

Treasurer: Rod Case

Payment Plans: Curtis Murchison

- Rod reviewed the February financials that are enclosed. No further questions were raised.
- Regarding payment status for the special assessment, four properties are not fully paid. Two are on payment plans. A third occasionally falls behind but is not a concern at this point. The fourth will require a board discussion in executive session after this meeting.

### D. Chairpersons' Committee Updates

- Lakes – Ken Cushman and Solomon Ellis
  - Starting in March, expect to be in contact with the county to do a site assessment in preparation for removing the conduit. Should know more details about the next steps at that time.
  - A new beaver dam has appeared at Mallard Lake which causes some backup in the community area. The Lakes Committee is periodically going into the area to clear up the blockages, since the new dam is away from the beaver deceiver.
  - Expect to restart the nano-bubbler around the end of March. Puget Sound Energy has offered a new Time of Use program with different billing rates for different tiers. Four Lakes is taking advantage of this program, with peak times 7:00-10:00 am and 5:00-8:00 pm, and expects to save approximately \$18 per month.
- Community Property – Vivienne Gevers – No report.
- Water – Mark Somnis and Patrick Gai – No report.
- Nominating Committee – Keaton White – No report.
- Entertainment – Christina White – No report.
- Hospitality/Welcome – Sharon Ayers – The house next to her has been sold, but she hasn't seen any sign of new owners yet.
- Communications – Pauline Bruce – No report.
- Emergency Preparedness – Dave Spencer – It's been a quiet month for snow removal... might have one more event this winter.

- Roads – Will Porter – Sharon announced that Will is stepping down from chairing the Roads Committee. He agreed to stay on the committee at least until new leadership is in place.

#### **E. Old Business**

- There was no old business.

#### **F. New Business**

- Community-based or alternative fee-based administration (see meeting introduction)
  - The concern is with the current heavy workload of the Roads Committee (other committees are operating well). The Roads Committee itself will continue to operate but needs assistance with the large work organizing the multi-year paving project.
  - Suggestions included finding a 3<sup>rd</sup>-party project manager (PM) to hire for the Roads workload and asking Washington State Paving to suggest a 3<sup>rd</sup>-party who might be able to take on a role like this. It's expected that a 3<sup>rd</sup>-party PM would coordinate the non-paving tasks, but that work would still be done by community members depending on availability.
  - Marc will connect with Will, Keaton, and anyone else who is available to help to clarify the Roads PM role/cost during the next month and will provide an update to the board in March and then possibly to the community at the April meeting.
- Annual meeting preparation (Location, Date, Committee Reports)
  - In 2023, we ran the Annual Meeting from within Dave Spencer's garage with a hybrid option for people to participate remotely. For 2024, the consensus is to use the same approach. Dave's family is not available to host April 6-11, but otherwise can host again in April.
  - The board selected **Wednesday, April 24, 7:00 pm, at Dave Spencer's garage for the annual meeting** and agreed that we will schedule a Teams meeting as well.
  - Each committee will present its 2024 plan to the community at the meeting.
- The next regular Board meeting is scheduled for **Wed, March 13, 7:00 pm.**
- **Adjournment:** The meeting was adjourned at 8:08 pm and the board moved into executive session.

--Marc Sanders,  
Board Secretary