

FOUR LAKES BOARD MEETING

Meeting Minutes

April 23, 2026

Online Meeting, 7:01 pm

Board Members Present:

Sharon Ayers – Board President

Chelsea Vogel

Pauline Bruce

Dave Prochazka

Curtis Murchison

Board Members Absent:

Keaton White

Kevin Bray

Vivienne Gevers

Additional Attendees:

Rod Case – Treasurer

Dave Spencer

Elizabeth Murchison

Bill Michael

Mark Somnis

Scott Hufford

Ken Cushman

David Tall

Grayson Ohnstad

Pat Gai

Linda Holecek

Jeannie Lurton

Keith Renfrew

Tom Norton

Brent Shurtz

Dave Thoms

Ashley Saunders

Bob Liebling

Rita Deschenes

Sue Liebling
Lynette Case

A. Call to Order

Meeting called to order by Sharon Ayers.

B. Statute Modernization and Voting (WUCIOA)

David Tall explained the expedited opt-in process for the new statute. This process allows the board to adopt the statute with a 20% membership vote, ensuring the declaration complies with the statute and supersedes existing contradictions, while avoiding the cost of a complete rewrite.

The opt-in vote must be conducted via a secret ballot to prevent external pressure on voters.

The state does not provide remuneration for local association volunteers regarding the additional workload from the new state regulations, which include open board meetings and secret ballot management.

C. Board Elections and Voting Procedures

David Tall advised against proceeding with board member elections during the meeting, as the new statute mandates elections be conducted via secret ballot.

The board agreed to postpone the board member elections until a compliant secret ballot voting method is developed.

David suggested assigning one non-board owner to count future secret ballots, with two other members witnessing the count.

A vote to alter the budgetary process—specifically, moving up the due date of an already approved special assessment—was permitted to proceed in the customary manner, as it does not require a secret ballot.

D. Roads Update

A community cleanup for winter storm debris was scheduled for Thursday afternoon or evening the week of May 1; volunteers are requested.

Sharon Ayers reminded residents to avoid driving on the shoulders of the widened roads and reiterated that the community speed limit is 15 miles per hour.

The Roads Committee continues to seek a chairperson and active members.

E. Lakes Update

Bob Liebling reported that the Lakes Committee is beginning seasonal maintenance work using algaecides and herbicides, and recently planted almost 500 fish in the lakes.

Ken reported the circulator device is back in service and functioning very well. It is helping to keep the lake clear and oxygenate the water, potentially reducing the depth of bottom sediment.

F. Water Committee Update

Mark Somnis reported the committee is planning water meter readings in mid-May to ensure state compliance.

The well site propane tank was refilled following the winter snowstorm. The community generator will be serviced in June after the school year concludes.

G. Entertainment and Security

Chelsea Vogel, filling in for the entertainment chair, reported that the Easter egg hunt was highly successful and discussed upcoming ideas for summer activities.

Security issues have been minimal. Chelsea encouraged members to obtain and prominently display car stickers to help identify authorized vehicles in the neighborhood.

H. Emergency Preparedness and Communications

The Emergency Preparedness Committee will adjust the dates for the annual radio drill to facilitate better participation and avoid conflicts with the snow preparedness season.

Designated zone captains will coordinate information dissemination and resource collection among neighbors.

Pauline Bruce was acknowledged for her excellent ongoing work as communications chair.

I. Open Time for Member Comments and Feedback

Sharon Ayers inquired about the community's interest in a debris grinder. Yard debris is currently being gathered at Grayson Ohnstad's property for grinding.

Bill Michael raised a concern regarding construction equipment parked in a field near the entrance, stating it violates the CCNRs. Sharon Ayers instructed Bill to file a formal complaint, which will be attached to a violation letter being sent to the homeowners.

Bill Michael also inquired about the storage of ground-up asphalt in the field and the risk of chemical leaching into the lakes. Sharon Ayers confirmed that a separate complaint to the county regarding the asphalt is currently underway.

J. Board Leadership

Sharon Ayers announced she will step down from her role as Board President, but will remain on the board. The board will need to select new leadership.

Sharon Ayers encouraged community members to volunteer for open board positions, noting the vacancies and the simple commitment of monthly Zoom calls.

K. Next Monthly Meeting

The next monthly board meeting is scheduled for May 19th at 7:00 pm. It will be preceded by 15 minutes of public comment.

Keaton White will send out the Google Meet meeting link and provide access via Facebook.

L. Adjournment

Meeting adjourned by motion at 8:20 PM.