

FOUR LAKES BOARD MEETING

Meeting Minutes

March 24, 2026

Online Meeting, 7:00 pm

Board Members Present:

Sharon Ayers – Board President

Keaton White — Vice President

Chelsea Vogel

Curtis Murchison

Kevin Bray

Vivienne Gevers

Board Members Absent:

Pauline Bruce

Dave Prochazka

Additional Attendees:

Rod Case – Treasurer

Ashley Saunders

Bob Liebling

Mark Somnis

Maureen Berberian

Grayson Ohnstad

A. Call to Order

Meeting called to order by Sharon Ayers.

B. Approval of Minutes

February 2026 minutes were reviewed via email and approved by motion from Chelsea Vogel and seconded by Keaton White.

C. Open Time for Member Comments and Feedback

New neighbor Grayson Ohnstad introduced himself and his family to the board.

Bob Liebling raised a concern regarding the parking lot gate being left open; Chelsea Vogel volunteered to create a new reminder sign. Sharon will ask Pauline to post a reminder on Facebook to close the gate when leaving the parking lot as well.

Curtis Murchison requested that residents avoid driving on the shoulders of the newly widened roads to prevent damage. Sharon will ask Pauline to include a reminder about this in a Facebook post as well.

D. Financial Report – Rod Case

Rod reported the association is in good financial health, specifically noting just over \$12,000 in cash within general accounts.

Approximately \$65,000 is currently held in reserves for Lakes and Community Property. Following a recommendation by Rod, a motion was made by Bob Liebling to invest these funds into a Certificate of Deposit (CD) at a ~3% interest rate; the motion was seconded by Chelsea Vogel and Vivienne Gevers and passed.

Recent expenditures included \$382 for mailing WUCIOA vote information packets and \$1,230 for overdue water testing fees from the previous year that the firm had neglected to bill Four Lakes for; Rod reminded them. Rod also moved \$30,000 from savings into Lakes and Community Property to repay funds borrowed for the road project, leaving a remaining \$8,000 to be repaid.

E. Roads Update

Sharon Ayers noted the Roads Committee still requires a chairperson.

The neighbor who is working on behalf of the paving contractors has said they will paint the speed humps once conditions are dry.

A work party is needed to trim branches and fill three potholes on the entry road; Bob Liebling volunteered to coordinate this with Keith Renfrew.

F. Lakes Update

Bob Liebling reported that fish stocking is scheduled for April 10th. Triploid trout will be added to the four large lakes, with costs remaining within the established budget.

G. Water Committee Update

Mark Somnis reported the well site propane tank will be refilled following the snowstorm.

Recent water testing at a residence showed coliform levels well within safe limits.

The committee discussed Grayson Ohnstad's plan to build an Accessory Dwelling Unit (ADU) as a primary residence. The board affirmed the "one hookup per site" rule and requested a detailed written plan for the record to ensure bylaw compliance.

H. Community Property – Maureen Berberian

Maureen is still seeking a volunteer or contractor to mow the front lawn; there is sufficient budget and interest in retaining the same professional service as last year if no volunteers come forward.

Lynette offered to donate plants from the arboretum for beautification.

The board discussed remediation for muddy areas in the front lawn caused by vehicles during the snowstorm. The consensus is to let the land rest while it is still wet due to seasonal weather.

I. Entertainment

Chelsea Vogel confirmed the Easter Egg hunt prep party is scheduled for Saturday, with the main event the following week. Flyers have been distributed and information posted on social media.

J. Old Business

The board discussed the WUCIOA adoption process. Legal counsel will attend the Annual Meeting for a Q&A session. Board members and residents were encouraged to review the law's requirements regarding meeting procedures and voting thresholds for themselves.

K. Annual Meeting

The Annual Meeting is confirmed for April 23rd. The agenda will include committee reports, board member elections, and votes on adopting WUCIOA.

The board agreed to include a measure to move the 2027 special assessment payment deadline from August 1st to June 1st to facilitate summer paving.

All ballots must be submitted to the Four Lakes mailbox by noon on the day of the meeting to ensure timely counting.

L. Next Monthly Meeting

The monthly board meeting following the Annual Meeting was set for Tuesday, May 19th at 7:00 pm, and will be announced at the Annual Meeting.

M. Adjournment

Meeting adjourned by motion. Sharon Ayers confirmed she will remain on the board but will step down as Board President in April.