

Four Lakes Landowners Association Annual Meeting Minutes

09 March 2016

Meeting was called to order at 7:00 pm by president Terry Deschenes.

The following is a brief description of the reports from the committee chairmen:

- Treasures report by Rod Case: For 2015 the total income was \$30910, total expenses were \$22510 and income minus expense was \$8400. The reason for the surplus was that several committees did not spend their full budgets. This will be carried over for next year's budget where expenses for lakes and roads are budgeted for significant increases. There are 4 past due accounts for a total of \$17381. Three of these accounts have made arrangements and are making payments. One account is \$8400 behind and despite our efforts to resolve the issue has made no effort to communicate or pay. This account may go to a sheriff's sale. Rod outlined the process that we use to resolve past due accounts. The sheriff's sale is the last effort to protect the Association and only comes after years of trying to resolve the issue.
- Road report by Tom Norton: For 2015 the only money spent was on maintenance and no money was spent on improvements. For 2016 five major improvement projects are planned at an estimated cost of \$22,777. This includes:
 1. Pave area on south side of entrance curve
 2. Repave corner by Clark property

3. Repave corner by Case property
4. Pave end of 160th
5. Repave area on 167th that is badly deteriorated

In response to a request from the floor, Tom outlined the process for determining the priority of the projects and the location of the projects. He said the main criteria is work that will benefit the most people. But obviously work to repair badly deteriorated areas no matter how many people are affected is done.

There was a comment from the floor that we need to have a comprehensive plan that outlines what it would take to “correct” our roads and the cost. Tom agreed and welcomed those interested to join his committee to work on such a plan. No volunteers stepped forward.

- Water report by Evan Lurton: Evan briefly explained the system, system testing, state requirement to install water meters, and need for conservation. Our system successfully passed all tests last year. We are slightly behind schedule to install meters but do not expect any problems from this. Water conservation is a state requirement and our plan is to have watering schedules based on house numbers. Homes with even numbers water on even days of the month and homes with odd numbers water on odd days of the month with no watering between noon and 5 pm.
- Lakes report by Steve Scott: Steve provided a detailed report of the plants and animals that live in our lakes. This showed how this life affects the water appearance and quality. He covered various treatment options for cost, life and toxicity. He also explained why treatments vary year by year and that each lake has different

requirements. Last year only \$1551 of the \$5519 budget was spent on weed control and maintenance but in 2016 it is expected that significant weed control and maintenance will be required with a planned budget of \$13770. As usual, if it is determined that the full budget is not needed, it will not be spent.

- Community Property report by Marty Johnson: Marty reported on last year's community property maintenance and projects. The maintenance was mainly mowing, work parties and mole control. The projects included a new roof on the gazebo, new entrance sign and new lights. Plans for the swing set were discussed. Several families want it replaced with a new one. A member reported that the existing swing set was structurally sound and thought it would be in good shape with a new slide and roof. It was pointed out that the area under the set needed a safe material such as wood chips or rubber mats. The families that want a new set still felt that the set was unsafe and want a new one. Estimated cost of a new set was \$5700 plus the cost of ground cover and set up. It was decided that the interested parties would provide Marty with a proposal for the set. This may include some financing by the concerned families and members.
- Emergency Planning reported by Terry Deschenes: The emergency drill was reasonably attended by members. A group purchase of fire extinguishers is still in work.
- Hospitality reported by Brendan Pecht: Several new families received a welcome from Brendan and a welcome basket from the community. Brendan also replaces the turtle reflectors in the road and cleans the signs.

- Entertainment reported by Nina Hufford: Events last year included Easter egg hunt, community night out, fall festival, thanksgiving football game, Halloween trick or treat, and Christmas caroling. These were well attended. Similar things are planned for this year. The Easter egg hunt is scheduled for March 26th.
- Legal reported by Terry Deschenes: The only legal actions were those involving dues collections. The cost of these actions is the responsibility of the debtor not the community.
- Communication reported by Terry Deschenes: The news letters were sent out. Terry would like input from members on any Four Lakes news they would like published in the news letters.

Four board members were elected. Terry Deschenes and Marc Sanders were reelected. George Witten and Sharon Ayers were elected as new members.

Rod Case reported that work on the addition of a recommended vender list/want ads function requested at last year's meeting was started by Craig Anderson. But Craig moved out of our community and work has stopped. It is hoped that another volunteer with web development skills will step forward to work on our web site this year.

Prepared by Dave Prochazka