

**4 Lakes Annual Meeting  
Minutes  
March 8<sup>th</sup>, 2017  
Issaquah Police Headquarters Building**

1. Meeting was called to order by Terry Deschenes, Board President for 2017.
2. Introduction of the Board and the audience
3. Unanimous approval of last year's annual meeting minutes
4. Committee Reports – **NOTE:** *technical difficulties prevented showing the prepared presentations, so they have been included as Appendix A & Appendix B to these notes.*
  - a. **Treasurer**, Rod Case. Treasurer  
Rod reported that past due collections were at an all time low. Due to a clear policy that has been enforced.  
Provided balance sheet, income statements for the past year as well as providing a proposed budget for the upcoming year.
  - b. **Roads**, Tom Norton, Chair  
Tom described the hard effect this year's cold weather has had on the road. Waiting for a break in the weather to survey what will need repair this year. Said they had plans to repave 4 section of road this year. He talked about the need to maintain the sides of the road by cutting back vegetation and insuring that ditching is carrying water away from roadbed. He asked that everyone work hard to keep their tires on the black top. Driving over the edges is breaking them down rapidly.
  - c. **Water**, Evan Lurton, Chair  
Evan went through the various significant events of the past year and what to expect next. Routine. Appendix A contains his presentation of this material.
  - d. **Lakes**, Steve Scott, Chair  
Steve's presentation is attached as Appendix B. Steve went on to ask the members to provide some insight into what they were looking for in maintaining the lakes.
  - e. **Communications**, Janell Wells, Chair

Janell's presentation is in Appendix A attached. Her committee is brand new. Janell explained what their mission was and how they planned to accomplish that.

f. **Security**, Jason Didrickson, Chair  
No report

g. **Hospitality**, Terry reported that Brendan Pecht, who stepped down this year as Chair, had been doing an outstanding job of welcoming any new neighbors. Nicole Wittren volunteered to take over the committee.

h. **Entertainment**, Nina Hufford, Chair  
Nina anticipates that the Four Lakes events schedule would be the same as last years. Starting with an Easter Egg hunt on April 15<sup>th</sup>.

i. **Emergency Preparedness**, Mark Anderson, Chair  
Mark reported that thankfully we had another year without an true emergencies, although there were several events Mark and several other neighbors worked together to solve. (Trees blocking roads etc.)

j. **Legal**, Terry Deschenes, Chair  
No activity beyond those involving collections.

k. **Community Property**, Lacie Thompson, Chair  
See Lacie's full report in Appendix A. Lots of activity planned to improve the community property and make it more useful to our residents.

## 5. **New Business**

a. **Discussion of Board Proposal to Handle Ditching and Vegetation growth along roads.**

The Board recognizes that we need to do something to maintain the drainage system in the community. Drainage in the community is handled by ditches on one side or both of our roads. It was designed to divert storm water away from the road surfaces and away from properties so that it eventually ended up in Issaquah Creek, never to bother us again. But with age, the ditches are starting to fill in. Uncontrolled vegetation has clogged them as well as the

roadbed shoulders breaking down. In short – we need to do something about this.

To hire the work out would be extremely expensive. Money to do this would either have to be found by reducing spending on roads or by raising dues.

Neither of which the board saw as viable options. Too much work to expect volunteers to be able to accomplish it. The Board was seeking ideas from the community on how to solve the problem.

The board suggested that any major rework of a ditch or ditches would in fact require heavy equipment and should be contracted out. But that control of the vegetation should be the homeowners responsibility. The Board saw several problems that would need to be resolved before such a plan could be implemented: 1) Older residents might not be physically able to perform the work or pay to have it done. 2) Some properties have an horrendous amount of ditching to deal with while other have none. 3) How to effectively enforce

Input from the members was that it sounded reasonable that there should be plenty of explanation and conversation with community on the issue before anything was implemented.

Arranging to have a wood chipper brought in to handle the initial clean up was suggested.

**b) Review new Policy for Disputes**

Terry explained how the Association was not set up to be able to enforce CC&Rs the way some other home owner associations were. That any attempt by the Board to do any enforcement action would require employment of legal counsel with all the attendant costs and that the Board would not embark on such a course of action without a vote of the community. The new policy has been posted on the website along with an explanation for its need.

**c) Report on Gating the Community**

This effort has been temporarily abandoned. We have been unable to find anyone willing to take on the job of investigating. There is still interest in the community regarding this project and it would be good to have all the facts presented. Anyone who would like to take the job on should talk to a Board member. This is a heavy lift for anyone wanting to take it on.

**d) Sports Court -any interest**

Dave Prochazka made a presentation on building a sports court on the community property. He had found a lower cost alternative to discussions and research done last year and was curious how the community felt about the possibility. See Appendix A for his presentation. There was a lot of interest. Dave will pass his information onto Lacie Thompson, Community Property Chair.

- e) **Election of new Board members** for next year. We had 5 candidates this year! See Appendix A for election results. Elected were Dave Prochazka, John Ricchio, and Diondra Miles.

The Meeting was adjourned at 9:20 PM