

FOUR LAKES LANDOWNERS ANNUAL MEETING
Meeting Minutes
DATE 3/15/2018
ISSAQUAH POLICE STATION, EAGLE ROOM

Present:

Board and Committee Chairs:

Mark Anderson
Marc Sanders
Sharon Ayers
Rod Case
Terry Deschenes
Jason Didricksen
Dave Prochazka
John Ricchio
Janelle and Matt Wells

Community Members:

Approximately twenty two (22) families were either present or represented by proxy.

A. INTRODUCTION OF BOARD AND AUDIENCE

Approval of LAST YEAR'S Annual meeting minutes as posted on the website. SO MOVED, SECOND, AND ACCEPTED

B. ELECTION OF 3 PEOPLE TO BOARD OF TRUSTEES FOR THREE TERMS

INTRODUCTION OF 4 CANDIDATES: Bob Liebling, Marc Sanders, John Ricchio, Terry Deschenes

NOMINATIONS FROM THE FLOOR: None

VOTING ENSUED

C. Committee Reports

Treasurer: Rod Case

Passed out report. Page 1... is a verbal summary of what the committee does. Page 2...gives a snapshot in time of money on hand from January. Page 3... is the general budget and shows what was budgeted, the actual amount spent and the difference. Page 4...is the water budget. Interest collected last year is also in the actual budget. Those residents behind by a quarter or more generate interest. The next part of the presentation was the anticipated income for 2018.

Community Property: Matt and Janell Wells

Janell and Matt Wells volunteered to take on the chairmanship of the Community Property committee. They are looking for new committee members and some folks at the meeting volunteered. There will be a Community Property clean up on April 28th, with lunch provided. Currently they are preparing for the Easter Egg Hunt on March 31st. There was a report on the plans for the play structure and the items they intend to install this year. They will try to replace the old play set and will have options ready for review by July 30th. There was some discussion regarding long term planning for the fields and the mole situation. They want to hear from community members regarding developing a long term plan for the Four Lakes Community Property Please share your thoughts!

Water: Evan Lurton

Introduced new members on team. It was reported that we have a state licensed operator responsible for all testing and liaison with the state and community paid for by the HOA. For the most part the system is pretty solid. The committee is in the midst of doing lots of maintenance requiring some zones to be shut down (3 hours or so). The plan is to pick a weekday to minimize disruptions. They will do about a dozen, and put notices on the reader board so residents will know if their area will be affected. Testing is every year. Bacteriological and nitrate testing...we pass them all. This year the tests will be more extensive and expensive. Water usage in 2017 was

pretty good. Past years' have been high. Our use has dropped 9% since last year. Please conserve. Lawn watering on hot windy days is not good. Use off peak times. Be cognizant of neighbors' habits and try to stagger the days you water your lawn.

We have two years to go in our ongoing state water use efficiency program which includes the mandated meter installations. Last year we installed another dozen and this year we have twelve more to do and in 2019 another eleven. Some installations are difficult—the committee is saving the worst for last.

We need to determine a baseline system meter reading. The reason the state had us put in all these meters are because they want us to read them. We read them at least once a year. The long range plan is to hire a bunch kids to do the reading. Give them each a zone. Will take source meter reading, and compare to residential meter readings total. Goal is to be less than 10% system leakage." Report is due to state in July. Our system is pretty tight...not much leakage.

Lakes: Steve Scott

This has been an uneventful year for Lakes. In 2017 we guessed that six thousand dollars would cover the testing and maintenance. The report showed a map of locations and names so all could see the location and names of Lakes. The committee experienced difficulty in getting a helper out to do treatment so had to find another lake management company. These companies have to be licensed by the state to be chemical applicators. We've responded to an over abundance of native plant life--we don't have invasives in our lakes and ponds. The committee's work boils down to making sure the culverts are clear and fighting the beavers. No invasives in our lakes. Work means keeping culverts are clear and fighting the beavers.

In 2017 we transferred our permit to lake management working and are working with them now. The state has an overall federal permitting system that we have to be involved with. Around July we had some submerged and floating weeds and black berries we cleared. We opened up more access to fishing near the gazebo that the geese are now taking over. We don't have to intervene too much. We investigated the fish population in the big lake and would appreciate feedback from those who fish. We have bass and they are visible. We have a pretty good eco system with fish, birds, etc. We came back in October and dealt with some persistent algae. We used a compound that generates hydrogen peroxide that kills the algae and doesn't leave a chemical residue. As to the budget, we started 2017 with six thousand dollars and we didn't need it all. We don't have to intervene too much. In 2018 we will budget for the permit and allow for similar weed killing and maintenance and algae treatment. We might need one more algae treatment on Osprey.

We are recruiting volunteers and want to align Lakes with Community Property cleanup to haul our brush and do beaver clean up. We have three aquatic mammals...muskrat, beaver, otters in the big lake.

DISCUSSION...Beaver problem...trapping or thoughts on controlling them? Can they be eliminated? Maybe use beaver deceivers.

RESULTS...Spent quit a bit of money relocating, trapping, etc and cam to conclusion we weren't going to get anywhere with those methods. The county is so saturated with beavers there is no place to take them. You might get a break of a year or so before another beaver finds the lodge and moves in. Eliminating them does not solve the problem because others come in to take the place of the ones we get rid of.

Emergency Preparation: Mark Anderson

Introduced committee, reviewed zones and explained the information on the directory. Tune to Channel 14 to use walky talky radios. Gave examples of when a storm is in the forecast or a tree comes down and situations in which the neighborhood can work together. It could be an earthquake, snow storm or fire. Discussed situations in which you might want to reach out to a neighbor. On October 13th there will be a neighborhood drill. Map your neighborhood. Identify shutoffs in case of emergency. Be prepared for three days in three ways. Mark shared key things in setup of how it works. Call 911 but also call friends and neighbors to offer assistance and let

them know your situation. We could come together as a community to help in the event of an emergency.

Map the neighborhood program—gave out handouts of document to use which maps neighborhood resources that could be available in an emergency (chainsaws, tractors, tools, etc). When we do our drill you can turn it in. We do drills every other year. This one will be on the 2nd Saturday of October. Bring radios when we do our drill. Hand out gives tips on what to do and things to identify around your house and property before an emergency. Water shutoff, propane, etc. The document also helps you to prepare for three days, three ways.

Roads: Tom Norton

Talked about this year and then plans for next year. We used to be just a Roads committee, but now we've expanded to become the Roads, Brush and Ditching committee. Last year they spent \$9600 expenses for projects, patching, loop road and widen radius on 164th. Four projects on loop road including widening radius on 164th. Road work is very expensive. Brush – got bids to hire a contractor \$2500 to \$5000. We have about 2.4 miles of road). We decided not to spend that money on a contractor so the committee did the work for about a couple hundred dollars. Recognition of Linda Holocek for the amazing amount of work she did clearing her property adjacent to the road.

Next topic was ditching....Were going to get another contractor...but didn't get to that. We did the ditching ourselves. Things seem to drain pretty well. The Committee, with help from a neighbor with a track hoe were able to keep culverts and ditches pretty clear. Evan Lurton did quite a bit of work on his ditch and a contractor helped divert water across the street.

Tom share plans for 2018. They have some projects and want to spend more money. Plans are to resurface the top of the hill where it's breaking up. Take up road surface and put down 3" of asphalt so it will last ten or twenty years. Location for this work was noted on the map. At the top of hill which is the road at 239th where mailboxes are, they want to widen the radius and move the ditch back. Another sizeable project is to resurface and French drain the hill road which is 241st. There is an ongoing water problem on the road. Another project is to widen the radius at our entrance leading out to Cedar Grove Rd. On Evan's road where the pipe comes under the road we will black top that area there. The committee is budgeting roughly twenty thousand dollars to do all this work and other miscellaneous items like gravel.

DISCUSSION...brush trimming? How notify of things that need trimming. If it's not on your property, notify the committee otherwise just go and trim. Reminder to stay on road when passing oncoming vehicles, if possible.

Security: Jason Didricksen

Security as well as Neighborhood watch. Need community to be involved by being willing to call 911 and communicate. Jason gave a quick overview of his vision of our Neighborhood watch. It's a Community effort to deter crime. It won't work if we aren't willing to observe, report and communicate. If you call 911, stay safe and also report to Jason. Must make a call...if you don't, something bad could happen. Usually nothing bad happens if you call and post helpful numbers on the website. Our community is unincorporated King County so if you call, you will get the Sheriff.

Jason went through what happens after a call is made to 911 and what you should do to keep yourself safe. After calling be sure to contact Jason so we can keep our own neighborhood records for the future committee chairperson. Jason also shared things that the chairperson can do as a former police officer such as, how to be a good witness and the numbers to call to make a report. DISCUSSION: How much are the 4 Lakes decals being used. Use is estimated at 50%.

Hospitality: Sharon Ayers

Sharon Ayers volunteered to take on the Chair of Hospitality due to the resignation of Nicole Wittren. Nina Hufford also volunteered to assist the committee in welcoming new families with children. We have welcomed one new resident since becoming the Committee chair person and used a new checklist to help orient and acclimate new residents to the community. The checklist is designed to manage expectations of new residents as to the responsibilities and duties of the HOA as well as provide important information regarding dues, communication, Facebook, schools, speed

limits, etc. Thanked Rod, Terry and Nina for their input on the checklist and the HOA welcome letter.

Entertainment: Nina Hufford

We have condensed our events down to three events, Fall festival, Egg Hunt, Turkey Bowl and National Night out. Band for Fall festival, grand kids and extended family for Egg Hunt. Turkey Bowl. More focus on Night out on Aug. 7th. Emergency prepare opp and potluck. Questions...who won the chili cook off. Jason, wears his medal. The Easter Egg hunt will be on March 31st. Fall Festival is consistently well attended with a band, hamster ball, photos, pony cart and pictures. Turkey Bowl is another great family event that is well attended. This year on Tuesday, August 7th to put more emphasis on Family Night out. It's a chance to talk about safety and emergency preparedness. Asked Jason and Mark to provide information this year.

DISCUSSION: Who won the chili cook off...Jason is very proud when he wins. Wears his medal at the bus stop the next day!

Communications: Janelle Wells

This is a brand new committee. My job is to Disseminate info from Board. Various ways is via newsletters, committee chairs and my goal is to make sure everyone knows. Facebook (74 members), email has increased. We have a 50% open rate on email. We will use the web site, phone calls and phone calls to make sure everyone will hear about events, road closures, etc. Please send your Email addresses to Janell if you want to get notices via email.

D. New Business

- a. Question about the easement and the bridge. John Ricchio gave update on progress and steps to address concerns. Cautioned residents not to walk across due to level of danger and risk. We have an agreement on repair of the bridge—it will be done. No estimate yet as to when. We need to negotiate a bit more with George Wittren to be sure we address his concerns. Proposal was agreed to by the Board and it was sent to George. He is doing his due diligence and he will respond. Looking for monthly updates. Waiting for him to reply to our proposal and counter proposal. This is a temporary closeure, the easement is not going away. One concern was ways the Board could provide assistance from the Board in educating residents on how to utilize the easement, what is private property and what is public. We will try to help limit use to residents only. The emphasis is on a peaceful resolution and response to concerns.
- b. BOARD ELECTION RESULTS: Mark, Rod and Terry

Adjournment:

The next regular Board meeting is scheduled for **April 24, 2018** at 7:00 pm at Terry Deschenes' home.