

FOUR LAKES BOARD of TRUSTEES

Annual Meeting Minutes
March 3, 2020
Home of Dave Spencer, 7:00 pm

Introduction of the

Board Members:

Mark Anderson– Board President
Sharon Ayers
Rod Case
Terry Deschenes
Bob Liebling
Dave Prochazka
Vivienne Gevers
Marc Sanders
Mark Somnis

Opening Comment/Statement by President

Meeting Expectations: Will use yellow tags for Roads proposal.

Goals of Meeting: Inform you about our goals and get your input. We are trying to develop long range planning. Will look to finalize things during 2020. Want to vote on things next March.

Introduction of New Families

A. Committee Reports

Financial

Chairperson: Rod Case

REPORT: Explained the slide handout. Water system must be kept separate from the general fund. Invested this money in a mutual fund. Sold some mutual fund shares and invested in 3 CDs. Accounts receivables are the statements that will come in as folks pay their dues. Annual income was projected at 36K. Our annual income is 34-37K per year. During the year a couple areas came up short and had to pull funds to make up the shortfall. Most things came in under budget. Community property improvements didn't take place. Moved money to cover Lakes additional weed control and higher costs over estimates. The 2020 budget will have more coming in to balance the budget; however now we have to take 15K to balance. Expenditures are expected to be 14K. That's the general fund. Water committee has more money coming in than has been spent. Last year finished long term plan of installing the meter boxes.

Communications

Chairperson: Janell Wells

REPORT: Talked number of neighborhood participants on our facebook page, those who use email, mail chimp, website, automated phone calls, reader board, snail mail. There were 224 posts and 680 comments. Eight emails were sent and made updates to the website with board minutes. 2020 plan is to continue communicating and to upgrade the website. Keeping it more up to date and adding some new features. Owner portal to access the directory. Please give ideas to Janell. Tina says she would like to see a dog, pigs and horses directory as well as any services that might be available in the neighborhood.

Community Property

Chairpersons: Vivienne Gevers

REPORT: (See financial report) Will arrange to have Honey Bucket delivered. Recruiting a committee. Vivienne is new.

Emergency Preparedness

Chairperson: Dave Spencer

REPORT: Dave explained the zones and the directory and zones. The purpose of the committee is to help the community prepare for emergencies when 911 can't get to you quickly. Each resident

is given a tool to map their neighborhood for supplies and to note special needs. We use walky talkies to communicate in the event of a drill or actual emergency. Fire extinguishers can be obtained through the committee.

Entertainment

Chairperson: Nina Hufford

REPORT: We have 3 events per year. Around 50 60 kids participate. Grand kids, nieces and nephews are welcome. The next events are the Easter Egg Hunt, the Fall festival and the Turkey Bowl. Open to suggestions for other activities.

Hospitality

Chairperson: Sharon Ayers

REPORT: Many new neighbors were welcomed this year! The feedback has been positive regarding the information they received and their feeling of being welcomed to a wonderful community!

Lakes

Co-Chairpersons: Bob Leibling and Dave Prochaka-absent

REPORT: Goal is to keep the lake quality good, clear and flowing. During the year the committee does various chores such a, hauling trees and logs out and removing beaver debris. The committee accomplished mostly maintenance chores including the beaver deceiver. Biggest thing the committee does is to maintain water quality. They hire a company to keep the weeds and algae down and hope to have the algae problem under control next year. Each year they check the depth of each lake and this year they planted 200 fish in five lakes which is good for the ecosystem. The Four lakes fishing policy is catch and release. The committee purchased a row boat to measure depth and check pipes. The ten year financial plan has thirteen items including algae and weed control, maintenance of the beaver deceiver and water testing. They also have a couple special projects such as a plan for putting in a floating dock at the gazebo. There is also a plan to improve water quality by installing fountains to aerate the lake and discourage the growth of bottom weeds and organic material. The other expensive project is dredging which is on hold while the use of pellets to minimize the growth of bottom mulch is assessed.

Roads

Chairperson: Dave Spencer

REPORT: Dave delivered an extensive and very informative report on the history of the roads in Four Lakes as well as the current condition of the roads. He then utilized the attached handout to explain three options for financing roads maintenance for the next ten years. These options represent an assessment. The purpose of Dave's presentation was to provide details for each option including the repairs and maintenance to be completed and the cost (overall, quarterly and yearly for each household) and then ask members to give an advisory vote on an option to carry forward into a question and answer session/meeting to be held on March 18th. The intention is for the Board to take the advisory vote and use it to prepare a more detailed presentation for March 18th so all residents will have the information they need to advise the Board on an option for a later vote on assessments in approximately a year from now. After much discussion and questions and answers, the residents voted to advise the Board to move Option Two forward into the process of information gathering, community discussion and final voting (again, a timeline of a year is anticipated for this).

Dave's presentation was very well received and appreciated for its clarity, content and the ease with which people could understand it.

Security

Chairperson: Lacie Thompson

REPORT: Discussion of Lacie's plans for security. Some lights were donated and they will be installed. The plans include signage, cameras, sim cards and the pros and cons of planting hedges. These ideas are for this year. Budget request is \$2750.

Water

Chairperson: Rod Case for Evan Lurton

REPORT: Explained how the water test works. Our water system is rated very high. We lost power a couple of times last year, but our generator kept us in good shape. Last year we completed the biggest task which was to install the water meter boxes. We had to shut off the water unexpectedly a couple of times. Watch on Facebook if that happens for an announcement. To repair the line breakages we had several neighbors pitch in, bringing shovels to repair the break. Thank you to those who helped! With summer coming we are asking everyone to conserve a bit. Try not to water in the middle of the day and try not to water more than once a week. Try soaker hoses for the garden or use an irrigation system, if you can. We have Water usage efficiency goals. Starting this year we have to measure how much leakage we have in the whole water system. Our goal this year is less than 10%. We have to read our meters and report to the state.

The 2020 plan is to read the meters and identify master shutoff valves for everyone. A couple of them we might have to dig out. One line caused a major problem with leakage because dirt and rocks got sucked into the line. A similar situation caused a problem this past weekend.

- B. Old Business** – On the advice of our attorney we can't answer any questions about the lawsuit. Just know that we are in litigation and the attorneys are communicating and we are proceeding with the legal action.
- C. New Business** – Voting on the proposal to address for Roads at our next informational meeting. It was decided to focus on Proposal #2.

This will be the first of several meetings on the budget with the final goal to develop a 10 year budget. If it includes assessments or a dues increase, everyone will be able to vote before any changes are made.

Concerns have been expressed about the speed that people are travelling through the neighborhood. If you see people, please advise them about our speed limit and everyone needs to STOP at the stop sign. The roads committee has some proposals that will create some areas that widen the road to allow vehicles and trucks to pass each other safely.

Mark pointed out the Four Lakes mailboxe so folks could drop off their payments without postage.

Board members up for election were re-elected to their positions. (Mark Somnis, Bob Liebling, Dave Prochaka)

Adjournment: