

## **FOUR LAKES BOARD of OFFICERS**

Meeting Minutes  
April 21, 2016  
Home of Terry Deschenes, 7:00 pm

### **Present:**

Rod Case  
Terry Deschenes  
Dave Prochazka  
Marty Johnson  
Marc Sanders (called in)  
Evan Lurton  
Mark Anderson  
Diondra Miles  
Brian Thompson  
Lacie Thompson  
Nicole Wittren  
Nina Hufford  
Sharon Ayers

### **A. Discussion on Playground Equipment Proposal (enclosed)**

Several residents attended to present an overall playground plan that would attract more kids with a broader range of ages and interests. Includes four swings, a tunnel, climbing wall, slide, cargo net, and teeter-totter. See the concepts here: <https://www.pinterest.com/nwittren/natural-playground/>. Multi-year plan includes the natural play area with playground equipment in year one, a walking/bike path in year two and additional projects such as a sport court in year three. Could possibly foster stewardship and ownership among the youngsters. Some discussion about potential liability for Four Lakes Homeowners Association if accidents occur with current playground equipment. Separate suggestion of a non-concrete sport court (~\$15K) that might be beneficial to an even wider range of kids, multi-generational.

Overall, with all of the funds planned to be spent on Roads this CY, it would be tight to allocate funding to this project this year. However, there is a strong desire to significantly enhance the community property. It might make sense for us to set up a designated budget for the community property. The Board would very much like to have the Community Property committee put together a longer-term plan for the property. Lacie Thompson (transitioning to committee chairperson) agreed to work with Marty Johnson on the Community Property Committee to help put together that plan. Lots of other suggestions arose from the survey responses.

The committee will also investigate whether the Association could secure low-cost financing with its non-profit status. It's also an option to look at doing a special assessment, which would require a 60% approval of all homeowners.

It was moved and seconded to vote on Option 4 for the Four Lakes Community Proposal. Cost estimate is \$6000 for the first year. The Board voted unanimously to approve.

## **B. Committee Reports**

### **Treasurer: Rod Case**

Sent out the financials before the meeting. All the large annual things (both insurance policies, IRS, web site renewal, annual meeting costs, etc.) are paid up now. Seeing the first expenditures from various committees with improved weather.

### **Community Property: Marty Johnson**

Light has been repaired at the stop sign. Matt Summercorn will do the mowing this year. The association has agreed to an arrangement with Matt that we will fund up front his buying a lawn tractor. The money will be reimbursed during the year as he does mowing. May do another work party like last year, perhaps in June.

As discussed above, Lacie Thompson will spend a year in transition and will take over for Marty as Committee Chair after this year.

Will put the current playground equipment on Craigslist to try to sell it.

Discussion about replacing the "eagle snag" – last one was 35-ft high. Could propose to local Eagle Scouts or other scouts to do this as a community project.

### **Entertainment: Nina Hufford**

Plan to do the pumpkin patch again this year (believe we obtained pumpkin starts in July last year). Might also consider doing a pea patch with kids this summer.

Reminder that the community board is not for personal announcements 😊

### **Water: Evan Lurton**

Will soon begin this season's water equipment installations (about 10 of them over summer and fall, starting with the rest of 162<sup>nd</sup>). Will draft a water communiqué indicating that we are watering lawns on an odd/even schedule (not watering lawns in the afternoons), including the 2016 Water CCR (consumer confidence report).

### **Lakes: Steve Scott**

Sent out report in advance: Terry has graciously offered to send out a letter to the community notifying everyone that we may treat the lakes this summer, listing date ranges and possible substances to be used. This notification is a condition of our permit. Signs will go up around the lakes if they are treated. Also sent Terry a page asking for volunteers. Other committee chairs should add their solicitations if they want additional members.

Right now the lakes are in good shape. We have some small tasks like weeds that need to be sprayed along the creek. I will try to row out on each one to look more closely. The water is not very cold, as I discovered yesterday. I'm going to name my rowboat the "Titanic."

Evan also offered to create signs with the lake names.

**Roads: Tom Norton**

Rod and Tom spent some time recently measuring our roads: 14,250 feet of roads. If we repaved what we have now, it would be approximately \$750,000. If we try to widen any of the roads, the cost grows quickly. Committee will be working on an overall paving plan this calendar year to bring to the annual meeting next year. Still working on the plan for this year; having some second thoughts on the plan originally proposed.

Outstanding question perhaps for the next board meeting: is drainage included in the scope of the Roads committee?

**Emergency Preparation: Mark Anderson**

No report.

**Hospitality: Brendan Pecht**

No report

**Communications: Terry Deschenes**

No report.

**Legal: Terry Deschenes**

No report.

**C. New Business**

Discussion about going "paperless" about community communications. Would be good for people to be able to opt to go paperless, rather than implementing for all residents. Will have to work through the logistics of how to implement something like this. Terry will put a note in the next newsletter about this option.

Election of officers: Diondra volunteered to be VP, Marc will continue to be Secretary, and Rod will continue as Treasurer. All were unanimously approved.

Dave attended the recent Landfill meeting. The people who led the earlier lawsuit about the compost smell complained passionately about landfill smells. There is a monitoring person that visits local areas to check on smells. Four Lakes may need to get involved here again if things worsen. The complaint number is 206-477-4466, TTY relay 711. The Puget Sound Clean Air Agency can be reached at 206-343-8800.

**Adjournment:**

The next general meeting is scheduled for 19 May 2016 at 7:00 pm at the home of Terry Deschenes.

--Marc Sanders, Secretary