

FOUR LAKES BOARD of TRUSTEES

Meeting Minutes

April 19, 2017

Home of Terry Deschenes, 7:00 pm

Present:

Rod Case

Terry Deschenes

Marc Sanders (via Skype)

Sharon Ayers

Dave Prochazka

Janelle Wells

Mark Anderson

Lacie Thompson

Diondra Miles

Nicole Wittren

John Ricchio

Steve Scott

A. Committee Reports

Financial: Rod Case

Nothing major out of the ordinary. Receivables are down very low. Much of the expenses for the water budget have already been incurred in preparation for summer work.

Community Property: Marty Johnson and Lacie Thompson

Secured a new mower for the year: Caleb Park. He is doing the park for \$130 per mow and the other areas for \$30. Meeting with him on Saturday at 2:30 pm to walk through expectations and make sure we're on the same page.

Swing will be delivered next Monday, sometime between 10 and 2. Need helpers to unload, as the delivery company is not responsible for this.

Swing Assembly: thinking Sunday the 30th for a work party. Tasks will be for the swing assembly, as well as a few other community property action items, if we get enough participating. Here is what needs to be done:

- Dig holes for posts with an auger for the posts (3' deep)
 - Fill holes with cement and insert swing posts
 - Lay down underlayment in area outlined
 - Move play chips from pile to over underlayment ~12" deep
 - Assemble the rest of the swing
- Clear coat the post of the gazebo
- Insert mole posts in the rest of the park area

Water: Evan Lurton

No report.

Lakes: Steve Scott

Nothing much to report from the Lakes Committee, other than we are still in the process of transferring our permit to AquaTechnex. Dave Prochazka and Steve Scott will have a Committee meeting on the 20th.

Emergency Preparation: Mark Anderson

No report.

Roads: Tom Norton

The Road Committee has little to report other than the following:

- 1) We have filled in pot holes on the Ward hill road
- 2) Plan to work other bad pot holes asap when rain allows
- 3) Will meet with the paving contractor to go over and get firm quote on this summer's road work.

Hospitality: Nicole Wittren

Have been able to catch up with one new family.

Entertainment: Nina Hufford

Elizabeth Murchison conducted the egg hunt last week. It sounds like we got about 30 kids and all went well!

Communications: Janelle Wells

The Spring email (that turned into a Newsletter) went out a few weeks ago. Also printed and mailed it to folks without email addresses. Received two new Facebook group requests and got one new email address for our mailing list. Diondra has been managing the communications for the garden through Facebook and her own volunteer email list and Lacie has been managing the communications for the play area on Facebook.

Legal: Terry Deschenes

Everything is OK

Security: Jason Didricksen

No report.

B. Additional Topics

Election of Vice President, Secretary, and Treasurer

Sharon will take on the role of Secretary. Diondra will continue to be Vice President. Rod will continue as Treasurer. All were elected unanimously. Marc Sanders will continue forward as a Board Member.

Parcel fees versus house fees

Proposal to pay dues on a house basis not a parcel basis, if property(s) are not drawing a further burden on our systems.

Would require a 75% approval to change the by-laws to a new fee structure.

Alternative approach is for those landowners with multiple parcels to check with the county about combining their lots into a single property.

Security Gate / Video

Would love to get people's thoughts on a video surveillance system like this:
<https://www.costco.com/Q-See-16-Channel-HD-IP-NVR-with-4TB-HDD%2c-8-4MP-Cameras-with-100'-Night-Vision.product.100313951.html>

While some have questioned the quality of the video, there are some sample videos on this product page. If we installed something like this and put signs up that people "may" be under surveillance, it could deter lewd and criminal acts, as well as allow us to have some evidence if anything does occur.

Review Annual Meeting

During the general discussion—mention was made of making sure audio visual is adequate. There was also discussion of purchasing an "In Focus" by the board. Diondra will pursue the feasibility and cost of purchasing an "In Focus" system by the board. Discussion to keep committee reports to time schedule. The overall consensus was that the general meeting went very well.

Discuss policy of having homeowners maintain vegetation on road edge.

It was decided to develop a policy to be communicated to homeowners that they be responsible to maintain vegetation that infringes on the community roads. The next step would be to do outreach and offer help to neighbors unable to physically do the work followed by volunteers completing the initial clean up. The last measure would be notifying offending homeowners of the cost of bush removal or weed whacking and let them know they will be responsible for the bill.

Discussion of forming a permanent committee for Surface Water Management.

Decided to shelve the formation of a permanent committee in lieu of deferring to Roads and getting help to Tom.

Can we consider the construction of a gate as being tabled?

It was decided to table the gate issue for now.

Discussion of request for funds for the Community Garden

Lacie & Diondra discussed the desire to build planter boxes in the community garden. To build good ones they need an additional \$2,000. There was general agreement on their suggestion and they will take the money out of their committee's saving and to put the Community Garden under the budget of Community Property.

Discussion of video surveillance and security in general

The cost of video surveillance will run approximately \$1300. Lacie will do research on this and report back to the board.

C. New Business

Bylaws

There was some discussion of the process that needs to be followed to change the bylaws.

Adjournment:

The next meeting is scheduled for 18 May 2017 at 7:00 pm at Terry Deschenes's home.

--Sharon Ayers, Secretary