

## FOUR LAKES BOARD of TRUSTEES

Meeting Minutes

4.17.2019

Home of Terry Deschenes, 7:00 pm

### **Board Members Present:**

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

### **Board Members Absent:**

Marc Sanders

### **Additional Attendees:**

Scott Hufford  
David Spencer – Emergency Preparedness Committee Chair  
Evan Lurton – Water Committee Chair

**A.** Approval of previous month's meeting minutes as posted on the website. It was suggested to make an update to last month's minutes regarding whether or not there was a vote by the Board to obtain (or not obtain) a permit regarding the easement bridge repairs. After a discussion, language was reviewed and agreed upon and an update will be made to the previous month's minutes. The following clarification was made regarding who is responsible for maintaining the weir and easement. The Board is responsible and is also responsible for the surface and sub surface of the water. Permit issues, if any will be the responsibility of the Board.

### **B. Committee Reports**

#### **Communication**

Chairperson: Janell Wells

NO REPORT

Board Discussion: The newsletter went out this month and the Board complimented Janelle on her work. It was suggested that a water system confidence report be given to Janell for dissemination. This one arrived too late for the newsletter. It was suggested to put it on the website.

#### **Community Property and Communication**

Chairpersons: Janell and Matthew Wells

NO REPORT

A question was asked if the committee had gotten back to Don Sikes concerning the ground up asphalt he had available. No one knew the answer.

The Sani-Can has been delivered and is in place for the Easter Egg hunt Saturday.

#### **Emergency Preparation**

Chairperson: Dave Spencer

REPORT: As the new Chairperson, Dave will connect with Mark to get up to speed.

#### **Entertainment**

Chairperson: Nina Hufford

REPORT: Scott Hufford reported for Nina. The Easter Egg Hunt will begin at 10 on Saturday. Eggs are pretty much ready.

## **Financial**

Chairperson: Rod Case

REPORT: Two requests for checks were approved and written.

## **Hospitality**

Chairperson: Sharon Ayers

REPORT: Noted that two more houses are up for sale. Will monitor and wait to be notified when new owners are identified.

## **Lakes**

Chairpersons: Bob Liebling and Dave Prochazka

REPORT: First treatment of Osprey Lake will be on the 23<sup>rd</sup>. This will be the first of 4-5 monthly treatments. We may treat for phosphorous; not sure if it's needed or required. Some trees that were donated were planted along Osprey and Horrocks Lakes where dead trees came down during the storm. They are water compatible. Osprey Lake was impacted by storm debris and the lake level was high. When the debris was removed, the level of the lake dropped. The committee is going ahead with stocking the lakes with trout and maybe grass carp, although not immediately because they are expensive. We can't get bass due to cost. All lakes except Bufflehead will be stocked sometime in May.

## **Legal**

Chairperson: Terry Deschenes

NO REPORT

## **Water**

Chairperson: Evan Lurton

REPORT: Just purchased materials for this season's; installations. The cost was about three thousand dollars. The Committee will have a team meeting in late May to kick off seasonal installations. Need to implement plan to do Fall meter readings. (Plan is to include neighborhood teenagers, along with the rest of the water team, to go around and read the meters) We are required to read meters annually. Every July we will need to send our data to the state. This will not happen this July because we're not done with installations. It was noted that water management fees went up 18%. This is the first increase in eight years.

## **Roads**

Chairperson: Tom Norton

REPORT: Dave Spencer gave a brief report as he was the only Roads committee present at the Board meeting. As such, he reported that the committee had a meeting this week to orient new members and go over plans to start work next month.

## **Security**

Chairperson: Lacie Thompson

REPORT: Lacie Thompson, Committee Chairperson sent a Security Committee report to the Board via email prior to the meeting. The committee also provided some initial research to the Board for review and discussion. Lacie recommended 5 solutions for now, with further discussion on the others later. See below for the committee's report as provided by Lacie Thompson via email:

"The only solution I am ready to move forward with that requires a cost is improved lighting. Based on our research, I've listed the recommended solutions in the document for the parking lot/bus stop area and the gazebo. If the lights recommended work well, we'd like to also put one at the entrance so we can ensure more consistent lighting there as well. The requested budget is \$1000 for the lighting. If we can find an electrician in the neighborhood who would do the work for free, it would be \$500. (Rod noted that Mr. Berberian is an electrician and has stated in the past he would do work for the association if asked.)

I'd also like to understand the status of improved signage. I think I heard someone was already working on that, so if you can share those details over email, let me know. I'm happy to schedule some time outside of the meeting to discuss as well if that is easier.

I'll also be working to create a database of criminal activity and would like everyone to know they may email me at [laciemarie6@gmail.com](mailto:laciemarie6@gmail.com) or text me at 206-313-4737 if there is an incident that needs to be logged. I think this will help us monitor whether we experience improvements based on initiatives.

Please let me know if you have any questions and if not, whether the initial budget is approved. Once I hear back, I'll work on ordering the products and coordinating installation and will follow the expense reimbursement process."

Prior to the meeting, Mark Anderson, Board President replied to Lacie's email as follows:  
"I personally have not heard anything about improved signage, but we will discuss it as well.

If you want to put together a PSA (Public Service Announcement) to send out to the community regarding your tracking efforts and incident logging, that would be helpful. We could look at it from the Board perspective and then have it posted on the Facebook page."

During the meeting, the Board reviewed the above email excerpt from Lacie and responded as follows:

As to the motion sensor light for the parking lot and Gazebo with the estimate of expenses: the Board said they liked the idea but wanted more detail as to finances and number of lights. It was suggested to point lights toward target areas and to look into shrouding lights to avoid unnecessary light pollution. The Board also requested estimates on the type of light fixtures and how long they will stay on. Rod Case noted that Mr. Berberian is an electrician and in the past has volunteered to do work for the association if asked.

The Board also noted that initial ideas in 2016 regarding neighborhood security, included gates, it was estimated at that time that a gate could run as high as \$30,000.

### **C. Old Business**

- Bridge/Easement update – George Wittren has plans for finishing work on the weir by May 30th (including bridge footings) and June 30<sup>th</sup> for bridge replacement. The Board is paying \$1,550 for the weir materials. Costs and design for replacement for the bridge will be addressed after installation of weir. George Wittren will pay for design and installation of the gate and the lock. The Board is still waiting for the design. There was also a brief discussion as to how the walking easement will be marked for people using the path so that they don't stray into the Wittren yard. This is something we need to find out from George how he wants to accomplish that.
- Feedback from newsletter was positive. The President's message was well received. It was suggested that we do the newsletter on a more regular basis (semi to three times annually). In the interest of the Board's desire to provide more transparency; it was suggested that we let the community know (on an ongoing basis) about the progress on the weir and bridge replacement and the upcoming rules for use of the easement.

### **D. New Business**

- Rainy day fund discussion starter – how do we begin to plan for this? Ideas for raising money for the fund were discussed. Evan threw out the concept of looking to our substantial savings (especially in Water) as a potential emergency fund. Terry agreed to frame up a discussion for our next meeting so that we can begin to work on a plan for developing a fund if desired. Scott asked about the process for raising Association dues. References were made to the Bylaws where the exhaustive process is outlined. Rod Case noted that a voting requirement decision tree developed by the board in 2016 is available on the website.
- Binders for newer board member (Gevers, Liebling, Sanders, Somnis) will be ready for the next meeting.

**Adjournment:**

The next meeting is scheduled for May 14th at 7:00 pm at Terry Deschenes's home.