

## **FOUR LAKES BOARD of TRUSTEES**

Meeting Minutes

12.1019

Home of Terry Deschenes, 7:00 pm

### **Board Members:**

Mark Anderson– Board President

Rod Case

Terry Deschenes

Vivienne Gevers

Bob Liebling

Dave Prochazka

Mark Somnis

### **Board Members Absent:**

Sharon Ayers

Marc Sanders

### **Additional Attendees:**

Rita Deschenes

Scott Hufford

Don Sikes

Dave Spencer

**A.** Approval of October meeting minutes as posted on the website. There was no meeting in November

### **B. Committee Reports**

#### **Financial**

Treasurer: Rod Case

Janell Wells is going to redesign the Association website, estimated cost is \$2,700. Rod considers it an excellent idea and said it would be presented to the board prior to beginning work. Matt and Janel are stepping down from being co-chair of Community Property. Rod then explained how he had constructed the budget, in consultation with the various Chairs. With the exception of Roads and Lakes all the other various items had small adjustments. Lake maintenance is budgeted for \$16,000 for 2020, mainly to treat the lakes for vegetation growth. Roads has been active and has 10 year plan for repaving all of the community. Cost is expected to be \$800,000 to \$1,000,000. It was agreed that this was a subject for the annual meeting, as there is no way we can work that into our budget. Income will be \$37,560 income, budgeted expenses are not finalized but are within \$1,000 of income. CPI was 3.2% dues increase will be \$107.93/qtr, water will be \$48.52 one will be for 1 lot 156.45.

#### **Communications**

Chairperson: Janell Wells

REPORT: All functions nominal

#### **Community Property**

Chairpersons: Janell and Matthew Wells

REPORT: Matt and Janell have resigned as Chairs. Any improvements have been postponed pending new chair. Budget reflects normal operating costs.

#### **Emergency Preparedness**

Chairperson: Dave Spencer  
REPORT: Nothing new to report

### **Entertainment**

Chairperson: Nina Hufford  
REPORT:

### **Hospitality**

Chairperson: Sharon Ayers  
REPORT: No report

### **Lakes**

Chairpersons: Bob Leibling and Dave Prochaska  
REPORT: Buffelhead Lake needs an upgrade for its beaver deceiver. The pipe into Eagle Lake may be blocked.

### **Legal**

Chairperson: Terry Deschenes  
REPORT: No Report

### **Roads**

Chairperson: Tom Norton and Keith Renfrew  
REPORT: No report beyond the 10 year plan already mentioned

### **Security**

Chairperson: Lacie Thompson  
REPORT: Lacie had provided a wealth of information on equipment and along with a budget for \$2,750. There was a several questions raised as to what exactly what the plans were and just what the \$2,750 would be spent on. Example cited was the hedge planting – where and why. It was pointed out that Lacie might not be clear on the process of budgeting and operations. Don Sikes explained he, as part of the committee, was going to purchase two 7,000 lumen lights for the parking lot and gazebo, that will operate on light sensors; on at dark, off at dawn.

### **Water**

Chairperson: Evan Lurton  
REPORT: All quiet.

## **C. Old Business**

Long term plans. It was agreed we have a special meeting to go over a 10 year plan. January 25<sup>th</sup>, for 3 hours. Committee chairs would be encouraged and welcome, but not required. There will be no regular Board meeting scheduled for January.

## **D. New Business**

Annual Meeting is set to be held at Dave Spencer's shop, Tuesday, March 3, 2020. March 18<sup>th</sup> will be a follow-up meeting for Q&A, primarily about the roads proposal, but is open to questions about other aspects of the 10 year plan. This will also be at Dave Spencer's shop. This will be followed up with ballots being mailed.

Board of Trustees positions up for re-election are Marc Somnis, Dave Prochaska and Bob Liebling. All three would like to run their positions again.

Query for potential buyer of Steve Scotts property. "Can I run a business out of my home?" After some discussion it was agreed by all that the Board could not support such a request in violation of our CC&Rs.

Dave Prochaska attended the community meeting on the King County Landfill. A chemist attended the meeting that described some very nasty things coming out of landfill. Unfortunately, King County is tracking only the methane gas. It was suggested and agreed that Dave Prochaska chair a committee to bring that issue to the community.

**Adjournment:**