

FOUR LAKES BOARD of TRUSTEES

Meeting Minutes
February 25, 2020
Home of Terry Deschenes, 7:00 pm

Board Members:

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

Additional Attendees:

Keaton White
Janell Wells
Dave Spencer
Evan Lurton
Rita Deschenes

A. Committee Reports

Financial

Chairperson: Rod Case

REPORT: The Board reviewed the financial report provided to the board by Rod. There was a discussion of several details as follows:

There is a need to solidify the remaining monetary slots in the report that need to be filled. First was the estimate on legal fees for next year. It was decided to leave it at the \$10,000 level. Then it was decided to take \$4,500 from savings to cover the shortfall from being over budget. Next there was a discussion about what amount to put in community property. It was noted that last year we put \$500 in maintenance and there is currently \$2750 for security. Vivienne shared an estimate for \$23,000 which she got for costs for the parking lot and field upgrades at the front entrance. She is planning to get more estimates. Based on Vivienne's report, it was decided that she will get more estimates and any major improvement would be part of the ten year plan. At the Annual meeting, Vivienne will give an update and note that the planning is still ongoing.

Taxes have been paid for this year and next year taxes will be larger because we will have to pay capital gains on the mutual funds we sold.

Communications

Chairperson: Janell Wells

REPORT: Will do a presentation at the community meeting to share the percentage of residents who are using Facebook and emails at the community meeting. Will get estimates for getting someone to do the update/overhaul. People shopping for houses want to see information about the neighborhood. The Board gave ideas for items to have as part of the new updated website as follows:

Include the bylaws and procedures. Activities or list of regular events and dates, committee meetings, calendar, etc. Suggestion box. Drone picture to open the website with music.

Include a private section for meeting minutes and a section for Board to access for records. The idea is to have it as a repository. Have pictures. Two different sections, one public and one private. Contact information for Board members would be public. Forms used by committees and Facilities requests.

Community Property

Chairpersons: Vivienne Gevers

REPORT: (See financial report) Will arrange to have Honey Bucket delivered.

Emergency Preparedness

Chairperson: Dave Spencer

REPORT: Provided Map your neighborhood flyers for the Hospitality committee. Working on 1-2 slides for the community meeting.

Entertainment

Chairperson: Nina Hufford

REPORT: No report; however the Easter Egg Hunt will be on Saturday, April 11th. A check was sent to John Riccio to reimburse for his contributions to the Entertainment committee.

Hospitality

Chairperson: Sharon Ayers

REPORT: Busy due to welcoming of several new neighbors. One visit was postponed due to family illness. Will reschedule. Provided directory information to Janell so the Pike family could be included in Directory.

Lakes

Co-Chairpersons: Bob Leibling and Dave Prochaka

REPORT: Working on the ten year plan. Before we do the dredging we are checking on chemical pellets that can be put in the Osprey Lake (and possibly Eagle Lake) that eat up the muck on the bottom of the lake. Cost is \$200-\$500 hundred for four months (\$1200 per year). . Will put in shallow end and see how it works. It might take a couple of years to see if this will work. Will check to see if we can find others who have used it and get a review of the product. Will do during four warmest months. This process might save us the need for more permits for dredging. We have a five year permit to treat the lakes which will expire next year and we will have to reapply. Are the permits annual or not...Not clear what bodies of water are included. No fish stocking this year. We need to get details on exactly what the permits cover like how many lakes we can treat. We have to pay for the privilege of putting chemicals in the lakes. The permit asks about the environmental impacts of the treatments.

Legal

Chairperson: Terry Deschenes

REPORT: Discussion to be continued in Executive Session

Roads

Chairperson: Dave Spencer

REPORT: Still working on ten year plan. The committee had a meeting on Saturday. Nothing finalized before the annual meeting. Still need to figure out estimates.

The Board held a lengthy discussion of how to proceed with introducing the roads report and 10 year plan financial recommendation and voting process for residents as follows:

This will be last on the community meeting agenda. Dave will present a handout showing the spreadsheet of options for the Roads projects and the costs for 5, 10 and 15 years. The idea is to introduce all three options at the annual meeting. This will be an assessment for each resident and there will be a Board vote to choose the option after feedback from the community at the March 18th meeting. Mark will summarize the advisory process and the purpose of the March 18th question and answer meeting. The final option, chosen by the Board, will be followed by a mail out ballot. Mark will also give the history of roads in the neighborhood, from gravel to asphalt.

The Board will work with individual families in a case by case hardship situation.

A discussion of culverts which go under the roads was held and also a discussion of the feasibility of having the county take over the maintenance of our roads. The outcome was that we are not going to have the Roads committee dig up any underground pipes and the taxes assessed by the county would be cost prohibitive if we tried to form an LID to have the county install and maintain our roads.

Security

Chairperson: Lacie Thompson

REPORT: Discussion of Lacie's plans for security. Sent Vivienne's letter and she responded to Mark A. with a long response via email. The plans include signage, cameras, sim cards and the pros and cons of hedges. Mark will forward to everybody. These ideas are for this year. Budget request is \$2750.

Water

Chairperson: Evan Lurton

REPORT: Planning a ten minute presentation for the annual meeting. Will not do a ten year plan as they just finished installing all the meters. The reservoir is insured for \$24K, the water pumps are insured for \$8800. Is that adequate. First official meter reading will be in June and reported July 1st. We have a couple of leaks that will be fixed this spring. .

B. Old Business - None

C. New Business – New property owners and a sign for the annual meeting. People can vote by proxy. We have three board positions to fill. Election of Board President position.....Mark Anderson was nominated, seconded and voted into office by unanimous voice acclamation.

We will add a neighborhood meeting in September to hear updates on the ten year plan.

Adjournment:

The Annual Meeting is March 3rd from 7-9 at Dave Spencer's. The Ten year plan follow up meeting will be March 18th from 7-9 at Dave Spencer's. The next Board meeting is scheduled for Wednesday, APRIL 1st at 7:00 pm at Terry Deschenes' home.