

FOUR LAKES BOARD of TRUSTEES

Meeting Minutes – January 17, 2019

Home of Terry Deschenes, 7:00 pm

Board Present:

Mark Anderson
Rod Case
Terry Deschenes – Board President
Dave Prochazka
Marc Sanders
Mark Somnis

Committee Chairs Present:

Water – Evan Lurton

- A.** Approval of previous month's meeting minutes as posted on the website
- Minutes approved as written, disseminated and posted.

The format for the first part of this meeting varied from normal in that all committee reports were largely focused on that committee's 2019 budgetary requests.

B. Committee Reports

Communication: Janelle Wells

- Since Janelle was not able to attend and no budgetary figures provided beforehand the board reviewed last year's budget and the amounts spent. It was decided to use last years budget figures for 2019 with one exception. The amount for printing and postage was reduced from \$350 to \$250 because in 2018 only \$102 was spent. It was stated however that we will hopefully have more newsletters this year.

Community Property: Janelle and Matthew Wells

- The survey to identify what our members see as the most important changes to the Gazebo area has been completed and the results are now being compiled. Results of that survey will be discussed at the next meeting.
- Based on preliminary results of the survey the committee feels the first major project should be to rototill the whole grass area, have the area leveled and drainage put into place. Preliminary estimates to have that done are \$12,000. After some discussion the members present felt this was the appropriate first step and will place the requested amount in the 2019 budget. Final approval is contingent upon the board being shown a final plan to accomplish the desired work. All other expense categories were allocated along the lines of what was spent last year.

Emergency Preparation: Mark Anderson

- No special events are planned for 2019. The budget allocated last year should be adequate again.
- The recent windstorm and downed trees were a good exercise for the community in dealing with loss of power for several days. There are several stories of people helping and looking out for others in the community which is a direct result of emergency prep work that has been done. It will probably be a topic in an upcoming newsletter.

Entertainment: Nina Hufford

- An invoice for the Turkey Bowl is yet to be turned in.
- Budget will be established using last years expenditures.

Financial: Rod Case –

- The year-end financial report had been sent to everyone several days earlier. This was used throughout the meeting to discuss and establish 2019 budget.

Hospitality: Sharon Ayers

- As discussed at the last board meeting this committee went over budget in 2018 in order to establish a robust “Welcome” process and purchase supplies to support it. Budget for 2019 will be same as last year instead of using actual expenditure amount for 2018.

Lakes: Steve Scott

- Via email Steve discussed his plans for 2019 which will focus on weed control for Osprey lake. Several other possible projects such as maintenance of the outflow area of Osprey lake were discussed. 2019 budget will be the same as last year.

Legal: Terry Deschenes –

- We continue to utilize the services of Justin Park to help guide us through the easement issue. Terry suggested that we set up a specific budget line for this effort so that total costs will be visible. It was agreed that a new category will be placed in the General section. Budget to include estimates for legal fees as well as construction of the new bridge.

Roads: Tom Norton –

- No report nor budget request. We will ask Tom for his 2019 plans ASAP. It was generally agreed that any unallocated money will be placed here and hopefully cover the committees needs. If not they have a substantial savings account upon which to draw. There was also a comment that this might be a low activity year in order to accumulate money for next year. Final decision will be made at the next board meeting after we have seen Tom’s plans.

Security: OPEN

Water: Evan Lurton

- Evan reported that the generator ran 5 days during the recent power outage. It worked flawlessly so all water service was maintained during the outage.
- This year will be the final year of our 10 year project to upgrade all service boxes. Approximately 10 more to do, the same as last year. Budget will be established to cover what was spent last year.

C. Old Business

- Terry has not gotten a reply from the other HOA that was considering hiring an off-duty deputy sheriff to do patrols. This item is on hold for now.
- Update on easement and bridge –
 - Mark did not have anything to report on his action item to work with George to contact the KC ombudsman to get advice concerning bringing KC into the question of dam maintenance. He has been very busy with his new job and other things. George has not pursued this action either. Mark still plans on getting the name and contact information from Justin and having an initial conversation with the ombudsman. After hearing what that person has to say we can decide whether to contact King County or not. The board acknowledged that there are major pros and cons of doing so and we must make the decision carefully.
 - After hearing what Mark had to say about the dam repair question there was good conversation by everyone present about what we do next. It was generally agreed that the pace of reaching resolution of this complex issue is going to slow. Probably the most important element is replacing the bridge that was torn out. It was agreed that it is time to proceed with that effort. The drawing of a new bridge that Bob Liebling had provided at the last meeting was reviewed. Everyone said it looked very good. A couple alterations will be needed. First the length needs to be at least 18 feet instead of 12. Secondly, instead of using pier blocks as a footing we will pour solid concrete footings. It was agreed that Mark will ask Bob to make these changes to the drawing. He will then show that drawing to George. We will develop a plan to present at the annual meeting. That plan will call for construction as soon as the weather warms up a little bit. Probably April. George will be invited to participate in the installation, but it will proceed with or without him. We will ask for volunteers to help in the construction.

D. New Business

- We are going to target the week of March 7 for the annual meeting. Terry will contact the police hall to reserve the meeting room.
- It was brought to the boards attention that someone has started construction on what appears to be a viewing dock right next to the outflow of Horrocks lake. Based on a picture from King County iMaps that has property line superimposed it is clear that this structure is on Four Lakes community property. No one knows who is building the structure. Terry will compose a letter to send to the family next door informing them of our concerns and ask for their insight into the structure. It was agreed that whomever is doing this work it must stop and what is already there removed. Cutting of vegetation in the same area is also a concern.

Adjournment:

The next meeting is scheduled for **Wednesday** February 27, 2019, at 7:00 pm at Terry Deschenes' home.