

FOUR LAKES BOARD of TRUSTEES

Meeting Minutes
January 13, 2021
Online Meeting, 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:

Don Sikes
Scott Hufford
Callie Chestnutt
Dave Spencer

A. Approved October and November meeting minutes as posted on the website.

B. Committee Reports

Financial

Chairperson: Rod Case

REPORT: Mark is soliciting numbers from the committees for 2021, if not already submitted to Rod. Rod sent a financial report to all Board members prior to meeting which is pretty self explanatory. He also included additional information from the Lakes committee.

Communications

Chairperson: Callie Chestnut

REPORT: Gave update on planned communications to notify the community about the annual meeting and the process for building a 10 year budget which could result in a possible increase in dues. Callie also discussed with Dave Spencer some ideas for updating or re-doing the website. Dave mentioned the possibility of donating some space on his private server for the community. The website renovations might cost \$500 per month. Most of the cost comes from the storage space. Rod can provide details on our current storage use to aid in the budget process. Rod is primarily interested in having someone maintain the website and build a log-in only capability to access certain sections of our website, for example, the financial reports. As to the budget—Callie thinks she could handle the mass mailings with \$150 for the year. Rod suggested a \$50 place holder for robo calls in case we need it. These calls are used for emergencies or when we need to get information out quickly. Will set aside \$500 for possible website overhaul. It was suggested to update the Directory in time to print new copies for the annual meeting. It was suggested and agreed that we would distribute the new Directory and dues notice to all residents prior to the annual meeting. Rod also suggested that the Directory be added to the log in only site of the website.

Community Property

Chairpersons: Vivienne Gevers

REPORT: No updates. The budget will include the mowing and probably the Port-A-Potty just in case we are able to have it. The cost for mowing was increased to \$2300 and we will leave it at that. What we pay is dependent on whether or not it's an adult or a teenager. A reminder was made about mowing the access to the lake by Paula's. Mowing was reduced over there due to the

moles and subsequent damage to the mower blades. Will send out bids to get someone to mow. What should be put in the budget for maintenance and improvements—the answer involves the realization that a one person committee for community property is not feasible. Would like more community input and help. Need a team if we are going to add new things and make improvements. One person can maintain what we have; but need a team for more. It was suggested to ask selected community members. Will put a notice on FB. Noticed that book nook has been destroyed. Might need new glass or plexiglass. Dave Prochaka might be able to help with the repair. Don Sykes said he could help also. Will leave a place holder in the budget for maintenance and improvements. Asked what it would take to level out the place by Paula's for the mower. Might need 30 yards of dirt. Also discussed a gate at the lake—but will need a post hole digger. Don will check on a rental cost. Don Sykes volunteered to be part of the community property committee.

Entertainment

Chairperson: Nina Hufford

REPORT: Scott Hufford reported that the Entertainment budget will probably be the same as last year with maybe a 3% increase for inflation. Figures for the fall festival are not ready as it is doubtful due to the uncertainty of Covid. Rod will put \$0 as the allocation for now and we can always add money if needed.

Emergency Preparedness

Chairperson: Dave Spencer

REPORT: Nothing to report at this time. Requested \$100 for committee to do planning.

Hospitality

Chairperson: Sharon Ayers

REPORT: No new neighbors to report. One neighbor has declined the hospitality committee welcome. Will just drop off the materials. Budget will stay at \$500. Under spent by \$50 this year.

Lakes

Chairpersons: Bob Leibling and Dave Prochaka

REPORT: Starting with the 2020 budget and then on to the 10 year plan. See attached report prepared for this meeting. It contains back up info for the fountains and the questions and answers. We got a cost for running electricity to the site and it is \$7,000. Puget Power was too expensive. We asked one of the neighbors who does electrical work and he estimated the scope of the project and how it could be done. We have two companies that are offering the bubbler fountain. One is new and one is experienced with work in California. They are both charging about the same. Reportedly the results and impact on the lakes would be remarkable. We are proposing to put a bubbler on Osprey and if the results are good, do another one on Osprey. The bubblers are reported to get rid of algae bloom, keep water clear and reduce amount of sediment at a rate of 3 inches per year. We will still have to spend some money on chemical treatments to get rid of the other lake vegetation (lily pads and iris), but not as much. The budget proposal for 2021 is \$28,200 for putting in the bubblers and installing the power needed to run them. The budget also includes money for testing the water to keep it safe for swimming and to mitigate conditions that might lead to algae bloom and weed growth. We know the depth of the lake also contributes to weed growth.

So, the 2021 budget request by the Lakes committee is \$14,400 for 2021 expenses and \$27,760 for the bubbler along with \$15,000 from savings from last year along with \$4950 from Osprey Lake donations and an additional request for \$7,000.

Further discussion of this 2021 budget request led to a decision to put the additional expense for the bubblers and electricity into the ten year plan which would open it to a decision of the community. Some elements of the discussion included the fact that due to covid, the Board had already decided to postpone the 10 year plan for one year and we should wait till we get a response regarding the legal situation and stick with a Lakes budget proposal request of \$14,485 and postpone the bubbler for a year. The discussion also reaffirmed that the purpose of the 10

year plan is to get the community's input about what to do with the Lakes, Roads and Community Property in terms of big ticket expenditures.

Legal

Chairperson: Terry Deschenes

REPORT: Nothing to report

Roads

Chairperson: Dave Spencer

REPORT: Hard year to get work plans completed due to covid. Work projects from last year have been moved to this year. Snow plow retainer never billed us last year. Some costs deferred and will come up in maintenance for 2021. Estimating \$3200 for maintenance and \$5000 for improvements. Need to improve the speed bump at the entrance and potholes are continuing to degrade despite previous attempts at repair. Emergency items such as ice melt need to be replenished. One new maintenance item is related to the ditch clearing. This year's rain storms brought this to the fore front. Still recruiting members for the committee.

Security

Chairperson: Open: Bob Jones might be interested in chairing the committee and Prnav, a new community member, might be interested in being on the committee.

REPORT: We need one more sim card and then we can get cameras installed. We will do outreach to Bob and Pranav. Still need to know who is financially responsible for the T Mobil account.

Water

Chairperson: Mark Somnis.

REPORT: We are in total compliance with our water for the month of December. The one issue was cleared up. Currently compiling data for the annual report. A reminder was noted that the Committee needs to put out an annual consumer report to the community.

C. Old Business

Will postpone 10 year discussion till 2022. Callie will put out a notice. Wednesday, March 3rd is the date set for the Annual Meeting. A recap of the budget discussion from this meeting was that the allocations have us over by \$5,000. We will leave this budget as is and make changes later. The final decision regarding savings allocations was to leave it as it is—meaning a general savings category without specific earmarks or allocations to committees.

D. New Business

There are three Board positions up for election at this time. They are Mark Anderson, Rod Case and Terry Deschenes. All three are willing to run again and community members will also be given notice that they can run for these offices as well.

Adjournment:

The next meeting is scheduled for February 16, 2021 at 7:00 pm via Microsoft Teams.