

FOUR LAKES BOARD of TRUSTEES

Meeting Minutes
July 25, 2018
Home of Terry Deschenes, 7:00 pm

Board Present:

Mark Anderson
Sharon Ayers
Rod Case
Terry Deschenes – Board President
Diondra Miles
Dave Prochazka
Marc Sanders

Committee Chairs Present:

Community Property and Communication - Matthew Wells
Emergency – Mark Anderson
Hospitality – Sharon Ayers
Lakes – Steve Scott
Water - Evan Lurton

A. Approval of previous month's meeting minutes as posted on the website was voted on and approved.

B. Committee Reports

Financial: Rod Case

All expenses have been paid. Checking account only has a half year's income in it so, the recent expenditures for road repair and other things were taken out of savings and will be replaced as funds accrue. All community chair accounts are up to date and current.

Community Property: Matthew Wells

The plan is to develop and distribute a community wide survey to identify a list of projects the community would like to see addressed. This list would then be used to solicit volunteers to work on them during a community cleanup scheduled in September or October. We would wait to see the sign up response for tasks and then the members will have to decide to do it themselves or have the Association use our fees/dues to pay to have the work completed.

Water: Evan Lurton

Half the planned installations are completed. Next time around will be around three installations and then the last four installations will be done around Labor Day. The committee is trying to spread out the work. The distribution leak found by Puget Power when they were in here doing repair work was fixed.

Noteworthy....saw on Next Door where others (not in our neighborhood) were running out of water, etc. due to a brief power outage. Someone else (not in our neighborhood) reported smelling gasoline in their water...possible source was their pump house. These postings were helpful to note as it highlights that we do a good job here with relatively few problems of this kind.

Lakes: Steve Scott

Record high July temperatures...could be the hottest. The heat has brought up an algae bloom. The first lake treatment was successfully completed and the results were positive. However, the heat negated that so we will do another treatment in the next week and see if we can get a reduction in the bloom. We can't use standard poisons—the chemical we use does not kill the fish. Have to worry about the dissolve o2 is down and that will kill the fish. This is a tricky situation to kill the algae and the lily pads might kill the fish.

The normal weather over the past twenty years says we might get some cool rainy weather at the end of August. In the meantime....we will do the best we can. We don't have a profusion of weeds and grasses trying to grow. Our situation is pretty good.

Emergency Preparation: Mark Anderson
Drill in October. Notice will go out in August.

Roads: Tom Norton

Hospitality: Sharon Ayers
Rod will resend the info regarding new neighbors in the Bingham property and the new neighbors in the Didrickson rental. We look forward to a new neighbor moving into the house between Liebling and Goza.

Entertainment: Nina Hufford
See notes

Communications: Janelle Wells
Congrats regarding paving and water shutoff notices; well done.

Legal: Terry Deschenes

Security: Jason Didricksen – Open position

C. Old Business – Update on bridge

Dave reported that he and Mark have put together a list of questions to ask the lawyer. Meeting was scheduled for today; but rescheduled for Friday or Monday. Fees charged by the Associations regular lawyer are \$400 per hour. There is also a neighbor we have talked to and he is willing to advise us on this matter at a reduced rate. The upcoming meeting will be with him. No legal action is being taken...this is just to see where we are as a Board. Everyone has opinions about what the Board can do...we are getting advice as to what can be done. Legal action will not be taken without a Board decision as well as possibly a membership wide decision.

Matt asked if we could talk to a mediator before seeking legal action. He felt the conversation was revolving more around legal action and less about his point that the Board should think about talking to a 3rd party first. Rod and several others clarified that there has never been talk, as a Board, of suing. We are simply seeking an opinion from an attorney on the issue. If the attorney believes that the Wittren's action in tearing out the bridge was not legally founded then our attorney will advise us of options on how to proceed. All agreed that it is important that we try to make sure no one in the community believes that we are about to sue the Wittrens. We in fact are following the exact same model that we have used for all other legal actions in the past.

Can we please edit a little bit of my comments? My question was "Before we seek legal action have we thought about talking to a mediator?" The conversation revolved more around the legal action and less about the point I was trying to make that we should think about talking to a 3rd party.

Open Board Position regarding Brian Thompson; Janelle will send out an email to solicit volunteers.

D. New Business

Steve wants to bring into the discussion of a new bridge the addition of a beaver deceiver. We will place this discussion on hold for 30 days.

Adjournment:

The next regular meeting is scheduled for September 20, 2018 at 7:00 pm at Terry Deschenes's home.

We also placed on the calendar the possibility of a special single subject meeting on August 8th at 7:00 at Terry's to review any input received regarding the bridge.