

FOUR LAKES BOARD of TRUSTEES

Meeting Minutes

6.18.19

Home of Terry Deschenes, 7:00 pm

Board Members Present:

Mark Anderson– Board President
Sharon Ayers
Rod Case
Terry Deschenes
Mark Somnis

Board Members Absent:

Vivienne Gevers
Bob Leibling
Dave Prochazka
Marc Sanders

Additional Attendees:

Rita Deschenes
Scott Hufford
Tom Norton
Don Sikes
Janell Wells

A. Board voted approval of May's meeting minutes as posted on the website. Update on Kitchin property. Property was split in half, will not tear it down. They are doing a demo but not a complete tear down. Two lots with house and shop on one and a vacant lot on the other. Need to obtain a contact number or address so can send statements after Kitchin vacates.

B. Committee Reports

Financial

Chairperson: Rod Case

REPORT: Not much change at all. Paid the bill for treatment on Osprey Lake \$1700. Did renew for water system the operating permit at \$317. Good till 2020 now.

Communications

Chairperson: Janell Wells

REPORT: Sent notice of community property clean up dates and projects soliciting community participation.

Community Property

Chairpersons: Janell and Matthew Wells

REPORT: Planned date for clean up is June 29th. The projects planned for that day are: taking out blackberries at front entrance and painting the gazebo trim.. Scott Hufford volunteered to pull out the blackberries . The irrigation system in the old community garden will be removed. Will leave pipe but not the plastic in the old garden area. Scott will do the removal since he installed it. Mowing is going well, looks great. We are paying \$300 per month which includes mowing in April through September. Don Sikes has been going around cutting overhanging branches to clear the roads. Janell commented that she noticed three little trees lake side by the gazebo. Might have been planted by the lakes committee to counteract beaver damage or to provide shade at beach area for fish habitat. It was speculated that it Bob Leibling did the planting.

Note - After the meeting adjourned, the following clarification to the Community Property report pertaining to the acquisition and planting of trees was provided by Dave Prochazka as follows:

- The trees were previously obtained by Steve Scott to be planted on the south end of Eagle Lake and on the community property by Osprey Lake. All the trees were planted by Bob Liebling and Dave Prochazka.

Emergency Preparedness

Chairperson: Dave Spencer

REPORT: This last month things were turned over to Dave Spencer. He will begin working on things and get the committee together.

Entertainment

Chairperson: Nina Hufford

REPORT: Provided by Scott Hufford. No plans to increase budget. Events for next year will be the Easter Egg Hunt and on September 28th the Fall Festival and Turkey Bowl.

Hospitality

Chairperson: Sharon Ayers

REPORT: there are several properties that have either closed or are on the market. Nina came up with an idea to deliver postcards to the new owners to ask them to contact us so we can do a welcome visit. During the welcome visit new neighbors receive a packet with Emergency Preparedness information, a letter from the Board and instructions on how to pay Association dues. Nina has met the family who moved into Diondra's place; although has not formally welcomed them yet. The other homes that closed are the Cobaugh's and the Jackson's (Steve and Vicky). New on the market is Steve Scott's and possibly, Deb Guth's. Information gathered from newcomers will be shared with all Board members.

Lakes

Chairpersons: Bob Leibling and Dave Prochazka

NO REPORT: A question was raised by Janell regarding the culvert on the main road no longer going under the road and into the lake. The response was that it's going under the loop road. The ditch has been cleared to a pipe that goes under the mailboxes. The purpose of this temporary diversion was to reduce flow because of the treatment of the lakes. The committee wanted to allow the chemicals to do their work. The diversion is not permanent.

Legal

Chairperson: Terry Deschenes

No activity to report.

Roads

Chairperson: Tom Norton, Keith Renfrew

REPORT: Nothing going on now. Typically start the last part of July because the weather is dryer. April 13th had first meeting of new members. Those attending were: Kevin Bray, Ryan Belieu and Lee Kroger. Keith and Dave are retiring from the committee. Have a budget of 2K. Only doing minor road repair this year along with some shoulder work that's why budget is so low. Budget also includes putting gravel down. On the ten year plan...not completed yet. The ideas are to identify sections of road that need full paving done as opposed to just patching. Then break that up so that any particular year is not overly costly as possible, however it might be in some cases so might have to do a special assessment or loan.

The idea of the ten year plan is to give people an idea of anticipated costs over the next ten years to assist us in developing the yearly budgets. Over the last five years the Roads committee has just been doing the bad spots. The roads are 24 years old and are deteriorating. Things are not in good shape right now. On the Ward's hill there's a cul de sac at the top. Water just comes straight down the road causing damage. To alleviate that, we thought putting in a speed bump might divert water into ditch. In the past the committee brought cost of an angled speed bump to board and it was denied. (Rod interjected that he couldn't find that denial in any of the past meeting notes and minutes.) The homeowners pooled their money and bought the speed bumps. The committee will do the installation when weather permits. Will continue to do gravel projects

and have identified the places that need it. There was general consensus that the Board has spent a considerable amount of money on that road and having the homeowners bear the cost of the speed bumps was appropriate.

There was a discussion about safety and the possible need of a guard rail and widening the hill (pump house) road to allow two cars to pass safely. The fall line is toward the uphill side of the hill, so it lessens the possibility of sliding off road and down into the downhill/cliff edge. Suggestion was made to talk to committee about a guard rail. Might not be a high priority. Discussed widening the road by the Evans' property. There was also discussion of a turnaround for the fire trucks at the west end of 162nd; but it was decided that the trucks can back out and a turnaround is not needed. Scott Hufford suggested that he might come to the roads committee about a zero mobilization fee and doing some paving and providing a turnaround on his street in about a year.

Security

Chairperson: Lacie Thompson was absent but the following report was provided by Don Sikes.

REPORT: The committee is looking to install cameras and he talked to a vendor about the various systems. The vendor does systems for restaurants and hotels. He agreed to do the research to see which brands would be best. Talked about wifi service at the shed at the park...password protected. Talked about better lighting (LED brighter lights) at the parking lot. Target to see cars entering and exiting and to give visibility toward the gazebo area. Possibility of putting lights in the gazebo. The problem was that the board seemed to lack the facts in order to present options to the community. As a result, the board would like to receive specifics, insights and facts (a proposal) on a lighting and security gate proposal. Another additional suggestion was that homeowners install their own gates at the entrance to their properties.

Water

Chairperson: Evan Lurton was not present but the following report was provided by Rod Case.

REPORT: Problem with box installations at the entrance. Started digging and a leak started and then it got bigger. The water had to be shut off and then it took an hour to drain the pipe and get water out of hole. Turned it back on while effected a fix. Took almost six hours to resolve the situation.

Water upgrade update: There will be 11 water service box upgrades for this year. The four that are now dug up which includes Williams, Liu, Thompson and the gazebo. Next will be Rod and Evan's extra lots and moving Chris Jones up to Somnis driveway. Last set will be four on the loop road. Ricchio, Holecek, Bray, Sommercorn.

C. Old Business

- Dam/Bridge/Easement update: Thanks to Bob, Scott, Don and Dave and Ryan and Mark, the footings for the new bridge have been dug and concrete poured. Installation of the bridge will take place on June 28th and 29th. Haven't heard from George; hopefully he will be available to work with us on those days.
- Have not received a bill for the weir. The Board approved \$1550 (might be the same cost of the bridge materials). Told George that the money is available when he submits a bill.
- The bridge will be four feet wide, with pressure treated wood. No design drawing yet for the gate.
- Communication about progress and end date will go to the community via the Communication committee.
- The dates for completion are still June 28th and 29th. We might consider a ribbon cutting and "thank you" to those who did the work.
- Rod reported that he got the snag out of the lake and roots out of the path to make the walking path a little safer. Discussion of improving the approaches to bridge and gravel on the pathway after the bridge is completed.
- Additional discussion of dropping lumber, gravel and use of tractor with front loader to do these improvements.
- Discussion of gravel for parking lot and using the front section drive aisle to store the material. (will notify the Blumes) and try to put it closer to the bus steps without impeding access to the school bus.
- Mark is still working on the binders for the new board members.

- Ten year plans are being submitted. Mark shared some of the ideas and will provide board with copies of spreadsheet with ideas. This will help with a discussion of dues increase or prioritization of projects. The goal is to be prepared for Annual Meeting in February. Will set aside time in each meeting to review our progress.

D. New Business

- None

Adjournment:

The next meeting is scheduled for August 13th at 7:00 pm at Terry Deschenes's home.