

Four Lakes Landowners Association

Board of Trustees Meeting

March 27, 2019

Board Members Present:

Mark Anderson, Sharon Ayers, Rod Case, Terry Deschenes, Bob Liebling, Dave Prochazka, Mark Somnis, Sharon Ayers

Guests:

Janell Wells, George Wittren, Dave Spencer, Tom Norton

Approved February Meeting Minutes and Annual Meeting Minutes

Per requests, board voted to publish tally of annual meeting election:

Sharon Ayers 52, Vivienne Gevers 50, Marc Sanders 50, Lacie Thompson 8, Ed Trumbull 13, George Wittren 7

Election of new Officers:

Vice President – Mark Somnis

Treasurer – Rod Case

Secretary – Sharon Ayers – Meeting Note taking will be rotated

Committee Reports:

Financial – Money (\$15000) borrowed from Roads Committee fund paid back from current dues. Nothing else unusual to report

Community Property – Heard a proposal to use 200 cu yds of recycled asphalt in community parking lot. Total cost of material and grading estimate was \$6000. This was tabled for more information and other options. Nicole Wittren volunteered to take care of the entrance landscaping – a total budget of \$200 was approved by committee for this. Don Sikes and son will do the mowing again

this year. Matt & Janell Wells will respond to Don Sikes regarding the recycled asphalt.

Water – Leak Fixed

Lakes – Steve Scott is planning to move and Bob Liebling and Dave Prochazka volunteered to take over as co-chairmen. Aqua-Tech should start treating Osprey Lake in May. A 4 Lks Newsletter with more detail information will be coming out soon.

Emergency Preparedness – Dave Spencer Volunteered to take over as chairman and his wife will assist him.

Roads – Bellevue transfer station is going to have some free days for storm damage materials. TBD days 4 Lks volunteers will pick up limbs etc. placed by the roads (nothing over 8 ft long) for removal. No major work planned for this year. Current chair is planning on retiring from this position and the small committee needs more members. Current committee members are Tom Norton, Keith Renfrew, Ben Ayers, Dave Spencer, & Kevin Bray.

Hospitality – No report

Entertainment - Easter egg hunt will be April 20th . Volunteers needed.

Communications – Discussed having more transparent communications – possibly quarterly newsletters. Currently newsletter is sent out as needed. The next newsletter should include a list of all committee members with a plea for new volunteers to assist. Triona Anderson will manage the reader board. Articles for the next newsletter need to be received by Janelle by Monday, April 8th

Legal – no report

Security – no report

Old Business:

- Discussed the need to put the consensus decided on during the Annual Meeting regarding the community parking lot and an understanding of its usage in the upcoming newsletter.
- Roads and Emergency Preparedness Committees need to get bids on plowing – major concerns are criteria for need to plow, how deep can they

plow, how often can they come when needed, and costs. Decision made to pursue 3 bids + the one from a community member interested in plowing. These bidders must be licensed and bonded.

- Bridge/Easement update: George Wittren presented sketches and cost estimates for dam/weir. Basically this is to add rocks and not change the existing weir bottom surface. BOD approved \$1550 maximum for Dam/Weir improvement/maintenance, with hopefully less cost for the excavator. This work along with footings for the bridge repair/replacement should be completed in May. The bridge should be installed in June. George will install, at his cost, a gate at the community property end of the easement. This gate will have a combination lock with the combination controlled by the BOD. Janelle asked if a permit will be acquired for the bridge work. The response from George and several board members that we would not pursue one as there had been a bridge in place, the county knows that, and we (the Association along with the landowner) are repairing/replacing it. Therefore, we have chosen to not get a permit and 100% of the liability falls on the Association/board and the property owner(s). No liability falls on any other community members.
- Terry will follow up on the structure / pier in Horrocks Lake that has been built on Community Property.

New Business:

There were discussions on - how to improve transparency, Rainy day fund, Snow plowing, Dock on Osprey Lake

Next Meeting:

April 17, 2019