

FOUR LAKES BOARD of TRUSTEES

Meeting Minutes
May 15, 2018
Home of Terry Deschenes, 7:00 pm

Board Present:

Sharon Ayers
Rod Case
Terry Deschenes – Board President
Diondra Miles
Dave Prohazka
Brian Thompson

Committee Chairs Present:

Community Property and Communication - Janell and Matthew Wells
Hospitality – Sharon Ayers
Water - Evan Lurton

A. Approval of previous month's meeting minutes as posted on the website will be on the next month's meeting agenda.

B. Committee Reports

Financial: Rod Case – No Report

Community Property: Janell and Matthew Wells– No Report

Water: Evan Lurton– No Report

Lakes: Steve Scott – No Report

Emergency Preparation: Mark Anderson– No Report

Roads: Tom Norton– No Report

Hospitality: Sharon Ayers – Brian will send contact info for Nolet property.

Entertainment: Nina Hufford– No Report

Communications: Janelle Wells

Legal: Terry Deschenes – Provided detailed information on the relationship of the Board of Directors and the bylaws and CCRs. Essentially, the Board is authorized to implement the Bylaws and CCRs as written; however if something is not specifically written into these documents—the Board is not authorized to take action. This was helpful in understanding the liability and role of the Board in assisting residents who have easements on their property.

Security: Jason Didricksen– No Report

C. Old Business

---Election of Board officers – Secretary, Treasurer, Vice President

Rod Case was nominated and elected Treasurer. Diondra was nominated and elected to Vice President. Sharon stated she wanted to resign as Secretary; however will stay on until someone else is found to step in.

---Easement and Bridge Repair Discussion

There was considerable discussion regarding the easement on the Wittren's property and the need for the bridge to be replaced. George Wittren has asked the Board for assistance in the area of enforcement and the Board wanted to determine how the HOA could help. Terry noted that according to the Bylaws and CCRs, the Board does not have the authority to step in and provide enforcement of rules and regulations for the use of the easement. Apparently, if something is not explicitly written into the Bylaws and CCRs, the Board cannot take action. The CCRs say what the community can do. The Bylaws state what the Board can do. The Board is the Incorporation. The contract on the covenants is between King County and the community. The problem is that the easement is not community owned property and the easement is not mentioned in the bylaws.

Also included in the discussion was the fact that in the past, the Board has tried to help however; after careful reading of the Bylaws and CCRs, it was been determined that those actions were contrary to the authority of the Board and we would not be able to step in like that again.

The discussion then turned to how we could help as neighbors and we developed the following list:

---rebuild the bridge

---provide the community with monthly newsletter updates

---bridge signage

----letters to abusers

---develop a fishing spot to keep people from attempting to fish on easement

We are looking forward to meeting with George again to respond to questions and to develop a plan of action to work together.

D. New Business

Take down the sign for hidden lake.

Adjournment:

The next meeting is scheduled for June 21, 2018, at 7:00 pm at Terry Deschenes's home.