

FOUR LAKES BOARD of TRUSTEES

Meeting Minutes
May 14, 2019
Home of Terry Deschenes, 7:00 pm

Board Members:

Mark Anderson – Board President
Sharon Ayers
Rod Case
Terry Deschenes
Bob Liebling - ABSENT
Dave Prochazka
Marc Sanders
Mark Somnis - ABSENT
Vivienne Gevers - ABSENT

Additional Attendees:

Scott Hufford
Rita Deschenes

A. Approval of previous month's meeting minutes as posted on the website.

B. Committee Reports

Financial

Chairperson: Rod Case

REPORT: Discussed and cleared up a small discrepancy regarding a credit we are due from the lawyer. Past-due receivables are way down; however statements will go out tomorrow.

Communication

Chairperson: Janell Wells

NO REPORT

Community Property and Communication

Chairpersons: Janell and Matthew Wells

NO REPORT: However; Mark will reach out and ask for an update on long term and short term plans.

Emergency Preparation

Chairperson: Dave Spencer

REPORT: Mark is still planning to meet with Dave Spencer to hand over duties of the committee.

Entertainment

Chairperson: Nina Hufford

NO REPORT: Several Board members reported that the Easter Egg Hunt was well attended this year and that all participants appeared to enjoy themselves.

Hospitality

Chairperson: Sharon Ayers

REPORT: Kitchin property sold; however not sure if the new owners are going to move in or renovate and sell again. The vacant lot was withdrawn from the sale. Two more houses have sold and one is pending and the other will close this week.

Lakes

Chairpersons: Bob Liebling and Dave Prochaka

REPORT: Osprey was treated two weeks ago with one of our preferred chemicals. Weren't able to obtain a permit for second preferred chemical so treated the lake with just the one. As a result,

not sure how effective the treatment will be. Stocking the lakes with fish could be delayed because of delay in treatments. The plan is to follow up with Bob and then treat lakes and check on when to stock with fish.

Legal

Chairperson: Terry Deschenes
NO REPORT:

Water

Chairperson: Evan Lurton
NO REPORT: Committee will meet later this month.

Roads

Chairperson: Tom Norton
NO REPORT:

Security

Chairperson: Lacie Thompson
NO REPORT: Mark will reach out and get an update. Board has some general questions...what kind of lights, will they replace what's there or will the new lights be in addition to what's there.

C. Old Business

Dam/Bridge/Easement update: Thanks to Dave, Scott, Mark, George, Ryan and Mark A. for the hard work on the dam and the weir. Next step is planning the footings for the bridge. The plan is to ask George to set a day to discuss footings and to review the bridge design. Footings will be done the second half of May and the latter half of June the bridge. Will discuss the cost of bridge replacement. Need to finalize the agreement and delineate the easement and get it all in writing. The goal is that the Association and any future owner of that property will have an existing agreement with the Association about the common property, bridge and weir so there will be no need to revisit the issue in the future. This agreement will be finalized with the attorney. Will record the bridge drawing as an "as built" construction in order to stress the maintenance aspect of the project.

Binders for newer Board members: (Gevers, Leibling, Sanders, Somnis) – will have them for the next meeting.

Rainy Day fund – The discussion centered around the need for such a fund and whether or not it was prudent. It was suggested to get back to a zero based budget and if an emergency came up we could find a way to meet the need. An email suggesting we pay more to fix the roads was received from a community member and it fit in with the need to develop a long term process for funding ongoing and long term neighborhood projects. With that in mind, the conversation turned toward developing a 10 year budget plan to present to the membership at the next annual meeting. An email will be sent to all committee chairs to ask them to provide a 10 year plan for their committee.

D. New Business

Roads email: See previous discussion

Other: Does the restraining order Glen Kitchen obtained stay in effect even if Kitchin moves, but keeps his extra lot? There was discussion as to what will happen if only one of Kitchin's lots sells. Concern that someone might try to live on the vacant lot.

Adjournment:

The next meeting is scheduled for June 18, 2019 at 7:00 pm at Terry Deschenes' home.