

## FOUR LAKES BOARD of TRUSTEES

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

### **Board Present:**

Mark Anderson  
Rod Case  
Terry Deschenes – Board President  
Vivienne Gevers  
Bob Liebling  
Dave Prochazka  
Mark Somnis

### **Committee Chairs and Guests Present:**

Communications – Janelle Wells  
Lakes – Steve Scott

Scott Hufford  
Justin Park  
George Wittren

- A.** Approval of previous month's meeting minutes as posted on the website
- Minutes approved as written, disseminated and posted.

### **B. Committee Reports**

#### **Communication:** Janelle Wells

- Further conversation on the suggestion that was made that we not put potentially negative information on the website was tabled until our next meeting.

#### **Community Property:** Janelle and Matthew Wells

- An issue has come up concerning what to do about cars left in the parking lot. After some discussion it was agreed that we will set up a contract with Ruby's towing to remove unauthorized cars. A policy will be written outlining the process to be followed before such action is taken. It was agreed that we must first make a reasonable attempt to identify the owner of the vehicle and ask them to remove it. We will allow a 48 hour period for this to happen. There will also be signage clearly posted at the parking lot warning of this policy. Terry is taking the point on doing this. He said that an agreement with Ruby's must have 4 people identified who are authorized to call and ask for an impound. Bob, Dave, Terry and Rod agreed to fill that role.
- Janelle reported that she now has a draft of the survey that will be sent out asking for prioritization feedback concerning what our members want to do with the community property. That draft has been reviewed by her committee and Terry. She is now in the process of finalizing the survey and it will be sent out soon. The board volunteered to review the draft also if she desires.

#### **Emergency Preparation:** Mark Anderson

- The community wide meeting was held November 10<sup>th</sup>. There were between 20 to 30 people present. Mark went over the general purpose of his committee and introduced the area captains. There was some good discussion about this process and then those present broke into groups with their area captains for further discussion. Some groups will have a follow-up meeting to better introduce the process to new residents and generally re-energize all community members.

#### **Entertainment:** Nina Hufford

- Scott reminded everyone that the Turkey Bowl is coming up in a week. He said John Ricchio is making final arrangements and looking forward to another great event.

**Financial:** Rod Case –

- The monthly financial reports had been sent to everyone several days earlier. Rod said about the only change was the down payment for the easement survey. And just today he received the final billing which will be paid.

**Hospitality:** Sharon Ayers

- Nothing reported

**Lakes:** Steve Scott

- Steve said efforts are done for the year and that he did not have to spend all of his budget. He is already starting to plan for 2019.

**Legal:** Terry Deschenes –

- Nothing to report

**Water:** Evan Lurton

- Evan reported via email that all planned activity is done for the year.

**Roads:** Tom Norton –

- No report

**Security:** OPEN

**C. Old Business**

- Terry said he is still communicating with another community HOA about contracting with a KC police officer to patrol communities on a regular basis. This person would be off duty but have full policing equipment and authority. There was some discussion concerning the benefits of entering into such a contract. If was decided that we would authorize a one-month trial to better assess the process. The board authorized up to \$250 to pay for this trial.
- The shrubbery on Paula Clarks property has been trimmed back. This issue is complete for now.
- Update on easement and bridge –
  - The survey has been completed. They put in some rebar markers with yellow caps at corner points along the easement. Temporary tall wooden stakes were also placed at points of the easement in order to give a clear visual of where it is located. Mark, Dave, and Rod went up the next day and took a series of pictures that clearly show the easement boundaries. These pictures will be made available to board members and key property owners soon. It was agreed that the drawing provided by the surveyor needs to be enhanced to better define the location and dimensions. Dave will contact the surveyor to ask for that to be done. Cost of the survey was slightly over the estimate but certainly a very cost-effective action.
  - At 7:30 George Wittren and Justin Park joined the meeting. George started the discussion by saying that it was his desire to come tonight to clarify his position and what he meant in the last meeting between himself, Mark, Dave and Justin. He said he doesn't feel that he is able to express himself adequately by going through Mark and Dave. He therefore wanted to come and talk directly with the entire board to make sure he is understood. In addition, he wants to clarify where we are heading and what the end goal is. He then talked about several elements of the minutes that Mark published after their last meeting.
    - George went through the latest minutes and how they, in his opinion, interact with the wording in the Covenants. Especially the three points documented in item #2 of the minutes. Mark responded that the three points spell out would be on the signage placed at both ends of the easement.

- Are we going to rewrite/clarify the easement? Justin responded that this is certainly on the table and may well need to be done in order to bring final closure to this matter. The key is that both parties need to agree upon all elements of this whole matter and put it in writing. He would then review that document and help us follow through with implementing it.
- George then questioned item #4 of the minutes and its meaning. It states, "The Four Lakes Association acknowledges that it is responsible for the maintenance and usability of the easement". Mark clarified that statement was made to clearly state that the board acknowledges they have full responsibility for the easement. We certainly want to work with all property owners to formulate a plan on maintaining the easement but final responsibility rests solely with the association since they own the easement across the Wittren property.
- Next George wants to know how we define what will be done when violations of the easement use policy occur. Mark stated that the basis for corrective action will come from what is stated in the Covenants.
- The dam and who is responsible for it was discussed next. George is concerned that there is no written statement of who is responsible. He isn't sure of what should be done but his fear is that he will eventually get stuck with everything. Justin said that further analysis of this aspect is needed. Based on the copy of the King County easement that George gave to Justin it is Justin's interpretation that KC has the right to do maintenance, but they are not obligated to do it. After some discussion it was agreed that Justin would provide the name and contact information for an ombudsman who hopefully will help us interact with the county to get its view of the whole situation. There is risk in doing this but taking that risk probably out ways doing something then having the county find out and not be onboard with what was done. Once we understand their view of the maintenance question, we will be able to develop a comprehensive plan spelling out responsibilities, actions needed, etc. It might turn out that once the dam is repaired that we will rewrite the easement to include this strip of land and the association will take over full responsibility along with the walking easement. Mark and George will call the ombudsman and start down the KC process path together.
- George said he didn't care if the bridge is put in before the dam is fully functional again, but he certainly has concerns about doing that. He believes the risk of the dam giving way and property, including the bridge, being washed away is a real one.
- The board said we are willing to discuss taking over the dam but to do that there will have to be a clear definition of exactly what would take place. Clearly, we are not interested in taking over responsibility for something that is about to fail. As George stated earlier for himself the board is concerned about being stuck with everything. This must be a mutual effort with give and take by both parties. Once such an agreement is reached it would be turned over to Justin who would then make it all "legal and official".

#### **D. New Business**

- No new business

#### **Adjournment:**

The next meeting, if necessary is scheduled for December 13, 2018, at 7:00 pm at Terry Deschenes' home. The first meeting of 2019 is scheduled for January 17<sup>th</sup>.