

Minutes
Four Lakes Board Meeting
Oct 20, 2016
7:00 PM Deschenes Home

Attending:

Board

Brendan Pecht
Marty Johnson
Sharon Ayers
Rod Case
Terry Deschenes
Dave Prochazka

Guests

Scott Hubbard
George Wittren
Linda Holechk
Matt Wells

Chairpeople

Steve Scott
Evan Lurton
Janell Wells

Committee Reports

- **Treasurer** – Rod Case - Nolet property – Rejected buyers offer for ½ of the billing
- **Entertainment** – Nina Hufford – Presented by Scott Hubbard: No special effort for Trick or Treating this year – we have a really hard neighborhood to cover and poor lighting. Hubbard family will be gone for Christmas, so no caroling this year.
- **Water** – Evan Lurton – Done for the season with meter/new connections. Got all plans done except Hubbard's which they will do first next year. Routine preventive maint on generator is all that is left for year.
- **Roads** – Email from Tom Norton --- "We have a couple of pot holes to fill prior to winter and a little more shoulder gravel work to accomplish. That's all for now."
- **Lakes** – Steve Scott Reported on his attendance at conference in Bellingham on private lake maintenance. The Association paid for conference fee and hotel room. Steve donated his time. Steve found it very worthwhile: obtained solid contact for contractor to work with on chemical applications. Steve discussed with numerous people the option of dredging with a number of people he met at the conference. A very tough process to get through, as well as expensive. He will talk with his contacts more and report back. The Board thanked Steve for his time and effort on this!
- **Hospitality** – Brendan Pecht – nothing new
- **Community Property** – Marty Johnson Calib Park is now mowing the Park and doing well. & Laci Thompson

- **Legal** – Terry Deschenes --- No report beyond Rod's activity on Nolet property.
- **Communications** – Presentation by Janell and Matt Wells on the options we have to improve communications. Very impressive. The process was broken down into 1) the various means we have, there are many, 2) the urgency of the information to be conveyed and 3) the desire of the recipient and their facility to receive the various forms. Their presentation correctly stressed the importance of good communication being necessary to create a cohesive community. Janell agreed to become the new Chairperson for Communications and the Board is delighted to welcome her!
Terry reported on completing the newsletter and confessed to leaving out an important issue on the new Board Rule for CC&R enforcement. It was agreed that the rule would be posted on the website and pointed out in the next newsletter or possibly as a note on the quarterly billing,
- Emergency – Mark Anderson – No report

Security Initiative updates

- **Gate** – Brian Thompson
- **Video** – Brian Thompson
- **Communication** alternative/improvements – Matt & Janelle Wells –See report above
- **Neighborhood Watch** – Jason Didrickson – Jason is presently working with the county to get Neighborhood Watch Signs posted. The county will post them, cost is approx. \$45/each and the board authorized 2 signs
- **Decals** – Vivienne Gevers --- Sample artwork and pricing for 500 static cling stickers was provided at a cost of \$.35/each. Vivienne requested that the Board approve the design, which was done and the cost wash authorized.

OLD BUSINESS

New Business

- Document on Association Voting presented by Rod. Provides a decision tree on what the voting requirements are for the various things the Association may need to vote on. (There are significantly different requirements for quorums and percentage necessary to pass.) This will be posted on our website, along with a warning that it is not the binding document, the By Laws and Covenants, Conditions and Restrictions take precedent.
- George Wittren presented a concern regarding the walking easement that runs through his front yard. The discussion involved two issues 1) that

people in the neighborhood apparently didn't understand that the easement was for walking and did not give an option to stop, do some fishing or in general just hang out on his property. 2) That he felt uncomfortable that through no action on his part, people were allowed to come onto his property and that he therefore had a liability.

The Board was unable to provide answers without fully understanding the nature of the easements and the role the Association had in them. It was agreed that George would obtain a copy of the wording on the easement as shown on his title and to check with his insurance carrier what his liability was and if he was covered. It was agreed we would take the issue back up when we had this information in hand.

Next Meeting Date? November 17th, 7 pm, Deschenes' Traffic discussion to occur/