

FOUR LAKES BOARD of TRUSTEES

Meeting Minutes

~~August~~ September 17²⁰, 2018

Home of Terry Deschenes, 7:00 pm

Board Present:

Mark Anderson
Rod Case
Terry Deschenes
Bob Liebling
Dave Prochazka
Marc Sanders

Committee Chairs Present:

Community Property and Communication - Janell Wells
Emergency – Mark Anderson
Lakes – Steve Scott
Water - Evan Lurton

A. Approval of previous month's meeting minutes as posted on the website was voted on and approved.

B. Committee Reports

Financial: Rod Case

All expenses have been paid. Spending on Roads is ahead of revenue, will be made up as revenues come in. Rod discussed Sharon Ayers concern over current spending on the Welcome Committee. Budget \$300 actual has been \$500. Lots of new neighbors! Board asked for details from Sharon on what was being included in the welcome basket before giving advice.

Community Property: Janell & Matt Wells

The new approach for getting the community involved in maintaining community property has proven to be a roaring success. Just about all the projects have been completed by the volunteers. Janell will be sending information out on who did what along with thank yours. Will definitely use this method of soliciting help again!

Having gotten the maintenance part of the work, Matt & Janell want to go to work on the survey. The plan is to develop and distribute a community wide survey to identify a list of projects the community would like to see addressed. This list would then be used to solicit volunteers. We would wait to see the signup response for tasks and then the members will have to decide to do it themselves or have the Association use our fees/dues to pay to have the work completed.

Water: Evan Lurton

Done for the season! Next year will complete the requirements for meter installation. Will need to design method for what will probably be an annual meter reading. Beyond that, there is only some work on a couple of leaky system valves.

Lakes: Steve Scott

All lakes are fairly good shape, with the exception of Osprey which has had an exceptionally heavy fibrous algae growth this year. It was treated earlier in the year with only marginal success. The warm summer has contributed to surge in the algae growth. Steve reported that it was treated today, August 20 with a stronger herbicide. This will be followed in approximately 2 weeks with another treatment. Due to scheduling conflicts that occur at the height of Summer, Steve is going to look to have the lake maintenance people earlier in the year, if it necessary.

Fecal coliform counts in recent testing were a little high. Still OK for swimming but not drinking. Very difficult to pinpoint source of a problem. Will monitor for now.

Steve wants to bring into the discussion of a new bridge the addition of a beaver deceiver. We will place this discussion on hold for 30 days.

Emergency Preparation: Mark Anderson
Drill in October tentatively planned for the 20th.

Roads: Tom Norton –

Tom described a concern about the water that was draining from the three homes at the top of the hill (241st Ave). Was some concern that the water was draining from those three lots, plus their roofs, and was running straight down the hill on the road surface. It was not going to the side with the newly cleaned and deepen the ditch. He questioned whether we should spend \$500 to install a low berm (approx. 3" at the top of the hill or keep a close eye on things to see if a problem shows up. The Board agreed with Tom's suggestion to keep an eye on it.

Several complaints about Paula Clarks vegetation growing too close to the driveway were brought to board requesting that the rule about maintaining 3' of clearance between road edge and vegetation be maintained. Terry is to write to Paula explaining the situation and requiring her to either do the work herself, with the aid of the numerous neighbors who have offered to help, hire a gardener to do it for her. alternatively, if at the end of 30 days the work has not been performed, we will hire a gardener to do the work and will bill Paula for the cost. Keith Renfrew has been working with her since last year to accomplish this task. It was agreed Terry would seek his guidance on how best to work through the problem.

Hospitality: Sharon Ayers

Sharon was on a well deserved vacation. New neighbor between Goza and Liebling – first name Cody, a single guy who is renting from Elizabeth Hicks.

Sharon will brief the Board at our next meeting on the process she is using to welcome new neighbors.

Entertainment: Nina Hufford

All set to go on Fall Festival. Music by foggy Noggin Band.
Still looking for help, particularly with set up and clean up.

Communications: Janelle Wells

Terry will provide Janell with a blurb to email our looking for a Security Chairperson. There will also be a notice sent out about paving work to be done across Cedar Grove road by property owners over there. The road will not be blocked but there will be large work vehicles parked along the road.

Legal: Terry Deschenes

Security: Open position

C. Old Business –

Update on Easement

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- Board voted unanimously to approve \$1200 to have a survey conducted that would delineate the easement boundaries.
- Board also approved Dave and Mark to meet with attorney Justin for an hour to 1) understand the how the law views the various options that Wittrens have placed on the table 2) strategies for how to proceed.
- The Board made a point about the how much progress Dave and Mark have made and complimented them on their follow through.

D. New Business

- Elected, unanimously, Mark Anderson, as VP to replace Diondra Mills
- Elected Vivien Gevers and Mark Somnis to Board members

Adjournment:

The next regular meeting is scheduled for October 18, 2018at 7:00 pm at Terry Deschenes's home.