

1/14/2023 FOUR SEASONS PARK
HOA MONTHLY BOARD MEETING

HOA BOARD MEMBERS PRESENT

Theresa R. Lehman

Judy White

Nick Spurrier

Tom Cline

John "Duke" Mehlhaff

Cameo Little

COMMUNITY MEMBERS

See Sign in Sheet

Meeting called to order. Minutes for 12/17/2022 read and approved with corrections. Judy motioned to approve, Tom 2nd. Minutes adopted by board.

Theresa reported to board and members:

1. 2023 Budget passed 42 to 8.
2. Road Project 1 passed 24 to 13. ← 37 VOTES
3. Road Project 2 failed 43 – 22. ← 65 VOTES ?
4. Judy White, Tom Cline, Brian Steinmetz and Kathy Villegas were elected to the board.
5. 2 liens have been removed.
6. Still working with several homeowners regarding overdue assessments. 3 have been referred to housing director in Jamestown as it appears financially, they would qualify for grants Tribe has taken charge of due to staffing issues with agency in Clallam County.

7. Heard back from USDA, meeting scheduled for Friday, February 3rd with board members. Items of discussion are roads, emergency escape route and pump house and well head.
8. Spoke with Clallam County, Tom Tran is being prosecuted for assault.
9. Snow removal was completed. Per conversations with members there are still issues i.e., North Alder Land. Snow plowed near driveways. Will call Rainbow Sweepers and talk with them.
10. Bulletin Board. I am looking at replacing it.
11. Emergency Evacuation Route. Duke and Cameo are working to have Clallam County Emergency Management planning for members in the park. There is no plan in the park currently and members need assurance the board is reviewing this issue.
 - a. Need maps that indicate who lives in the park.
 - b. Need names of homeowners & renters.
 - c. Who are our vulnerable residents.
 - d. Ham operator(s) as all power would be lost.
 - e. Need better evacuation route. Looking at another route by Pump House.
12. Back Hill Key. This issue was discussed by members who live across the bridge. What if emergency happened and no one was available to open gate. Why was the lock changed?
 - a. Plan should be formulated.
 - b. Send letter and post on website plan.
 - c. Ryan who lives on View Ridge Drive has had a key to the gate for many years. He and his wife have access to walking distance from their place and monitors who comes and goes.
 - d. At this point due to road conditions we do not know if Hemlock is stable.
 - e. Auto gate. Possibly battery back up system. Motion was made to have Duke look into this system.

TREASURER REPORT

See report. Nick reported that

Account balances as of 12/31/22

Checking- \$22,914.02

Savings- \$42,059.83

Total Funds \$64,973.85

Motion made by Tom, seconded by Judy to accept budget and pay bills.

Nick discussed partial and full audit. It was decided to conduct a full audit by Baker, Overby and Moore and they will also do our taxes. Cost for full audit will be \$4500. Motion by Tom, seconded by Judy to pay for full audit and filing of 2022 taxes with the IRS.

ROAD & WATER REPORT

See Tom's report.

It was quite a busy month for Tom regarding water issues. We had 5 major water leaks, water was turned off auto position to water system fully functional. Company still needs to setup phone and program phone numbers. He'll notify when work is completed.

Next meetings: February 18th, 2023; March 25, 2023

Meeting adjourned at 3:30 pm

Road report:

Rainbow sweepers came out for the snow/freeze when they could and plowed most of the roads. I don't think they ever plowed N. Alder.

I had Travis take out 2 dead trees on S. Alder where the big garage was brought to. They were a danger of very falling soon.

Pat Tenneson worked on 3 ditches and cleared them out so the water would flow and not get backed up from grass, leaves and sand. 2 on Rosewood Ln. and 1 where S. Alder hooks around the back from Rosewood Ln. Still need to get a plumber in to use a reverse jet nozzle to flush the enclosed culverts out.

I had a homeowner report to me that a person was going through the mailboxes right by my house. I looked and didn't see anyone but have seen mail thrown on the ground by the pullouts so decided to get in my car and check. I found the person heading out of the park, at the top of the hill from the mailboxes who fit the description from the homeowner. She admitted to me to having multiple persons mail so I kept her from leaving the park. The sheriffs were called by Kim and they responded. They found us at Willow and Cottonwood Ln. They found mail from several different addresses in her possession.

Water report:

As things unfroze, all at once we lost water pressure to some homeowners and our tank would not fill. We found our water main, close to the pump, had a small hole and has been fixed. We also found 2 empty homes that had water line breaks in their homes and when we found them, a lot of water was pouring out of the walls, above their skirtings. Those homes have had their water shut off until the leaks are fixed and homeowners have been notified. There was also a home that had their main line from meter to home leaking pretty bad but could not see it from the road or yard. This one was identified first by checking for high spinning meters and checking to see if anyone was home. Verified by shutting off their home off from the main between the house and the meter. Meter was still spinning with the house shutoff. Homeowner was there while testing and helped shutoff their home from water. Due to the water system not keeping up with demand, the pump was left running 24/7.

Richard Pressler contacted me about water spewing up from the ground across the street from him. I checked it out. Then I drove up to the tank and found it was from the overflow from the tank. The last 4' of the pipe has been broken off and was starting to wash out the drive going to the last piece of property and the surrounding hill side.

The automatic portion of the water system is fully functional now. The new parts were installed and tested on 1-11-23. Company still needs to setup the phone and programs in a few of our numbers and access to the system. Dale said he would be working with them on that part. Then it will be fully functional.