

12/17/2022 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. Everyone in attendance introduced themselves. Minutes for 11/19/2022 read and approved with two corrections. Tom motioned to approve, 2nd by Judy White.

Reported ballots went out in mail 11/28/22. If not received contact Nick on these. They are due back no later than 12/31/22. Reminded that effective 1/1/23 a 25% assessment penalty will be charged on past due assessments then 1% monthly compounded interest.

Texted Mark Nichols Pros. Atty. He reported that Brady Bedell made first appearance on December 9th regarding assault and will be back in C.C. District Court December 16th for arraignment.

He never responded on Tom Tram so it appears they are still reviewing charges against him.

Still waiting to hear back from USDA. Received email regarding property in park referred them to county regarding septic and permitting.

Working with Reverse Mortgage Co. on lot in foreclosure and lien.

Spoke to Andy Helmen's brother-in-law R. Gage. He will talk with him regarding his property.

Duke spoke about letter to Jennifer Andrews approved by Board to be sent regarding her property on 111 S. Alder Lane. Issue is "Fence on HOA easement." Fence must be removed off of easement, by 3/01/23 or she will face a \$200 monthly fine.

Tom moved to approve. Judy Seconded.

TREASURER REPORT

See report. Nick reported that

Account balances as of 12/01/22

Checking- \$18,557.20

Savings- \$41,608.77

Total Funds \$60165.97

ROAD & WATER REPORT

See Tom's report.

Still major problems with tank emptying. Why is our water level dropping? 2 leaks were discovered in Division 1 near Langley and Potter property. Problems with Benzler's water – air in pipes or no water. Their water must travel uphill. Dale and Tom are working closely to find leaks and repair if on park easement. If not this is the responsibility of member as it is on their property. Brian Steinmetz brought up ditch cleaning in his division. Tom will contact contractor.

NEW BUSINESS

Taylee Favara writes grants. She will review to see what is available to the park.

Next meetings: January 14, 2023; February 18th, 2023; March 25, 2023

Meeting adjourned at 3:15 pm

Road Report:

Cleaned up the mess from the storm. Rodger took his road brush and did wonders.

Couch was thrown out in first turnaround as you come into the entrance of 4 Seasons Park was removed.

After our last storm, We had to clear out a very large tree branch that fell across the fence across our water tank and landing partially on our tank and the signal line at the water holding tank. Fence needs to be fixed where the heaviest part of the branch fell.

Rainbow Sweepers contract was signed. Thank you Theresa.

Went out to bid for a set of trees that are leaning on power line and streetlight. 2 are dead and need to be removed.

Removed one tree that was dead and ready to fall across the road.

Water Report:

The equipment for the water system is communicating again with the well. There is a bad switch in the breaker that was bad. Dale has a new switch, just trying to get an electrician out to get it wired in. In the meantime, I am still turning the water off at 11am and back on at 4:30am.

A broken water line caused the water system to fall low faster then normal for a couple days until we just left pump on 24/7 for 2 more days until the leak was fixed and the water level went back to normal. We are still using more water than normal. Possibly from people leaving their water running to keep their water lines from freezing. I would ask our homeowners to keep an eye on their yard for any seeping up from the ground.

12/22