

Four Seasons Park

HOA Board of Trustees Monthly Meeting

3/25/2023

Trustees present: Theresa R. Lehman, Nick Spurrier, Tom Cline, John "Duke" Mehlhaff, Judy White, Cameo Little(phone), Brian Steinmetz, Kathy Villegas

1) Called to order 1:06 pm

Members present were introduced.

2) Minutes for 2/18/2023 read and approved.

3) President's Month in Review

Theresa has made 5 referrals for Jamestown grants to help with regular assessment. Leslie will check on the timeline for the grants. Theresa has spoken to members of the homeless community on the Hillman property. If community members see homeless activity, the sheriff can be contacted. Community members should also be aware of non-members in the park using park property for possibly unlawful activities. Theresa continues to investigate a new signboard. They are expensive, as much as \$500.

4) Treasurer's Report

Nick reviewed his February 2023 report. The report and outstanding bills were approved. It was clarified that cash is still acceptable. Nick is advising against cash, can accept it in person, and will mail a receipt. Nick mentioned that many members had paid the road assessment. On the question of keeping a separate account for the road assessment, it was decided no. Cameo had a question on the water testing requirements and expenses, and Tom clarified that.

5) Water

Tom reported that Dale is working on assessing the main lines and what materials they are made of. He is replacing the main meter on the pump to monitor usage. There was a question about water pressure. Tom said it depends on how full the tank is; it should be 50 lbs. at the home. Division 3 has new meters. There was a discussion of members pumping directly from Morse Creek. Any concerned member may contact the Department of Ecology and provide documentation of a violation. There was a question of whether this is a board issue, and if there is any liability for not reporting. No determination was made.

6) Roads

Duke brought up discussion of the speed bumps. It was decided to keep all in place right now, except the one near 62 S. Alder. Brian requested that the Mustang slow down along Rosewood.

A \$1500 budget was approved to upgrade the emergency gate to open automatically in case of emergency. Tom's welding class will take on the project, saving the Park 50% on the project.

Duke proposed that Tom Tague, a retired Tacoma city planner, be hired to meet with PUD to do an emergency plan for a water outage, and to discuss the possibility of PUD water full-time.

Duke, Brian and Tom will meet and write up a plan to present to the Board for Tom's work. Tom said we need to find all shut-off valves and finish installing meters. Duke will check how many meters we have on hand.

7) Maintenance

Brian is getting estimates to remove the trees threatening the water tank. The cut wood can be made available to members. Brian mentioned that Andy Kenyon has a log-splitter that may be available. 2 more trees are of concern, and he will check if they are on the Park easement.

Brian said Rich Pressler may be interested in mowing and trimming, would ask \$25 hr., and use his own gas and equipment. Theresa asked Brian to work on a contract.

8) Dumpster Issue

If members have any quantity of Park litter, the litter can be brought to Theresa's house and put in the back of her truck. Dick Whitehouse's dumpster is no longer available. It was approved that Nick will credit Dick's assessment for some previous dumpster fees at \$35 per month for 3 months.

9) Work Party

Theresa thanked members who volunteered for the March 11 work party, particularly Elizabeth and Blaine. Charity is working on a date for her troop to have a work party with members. They have some plant starts that may be able to be planted below the sign on 101.

Next meetings are April 29 and May 20.

Adjourned 2:33 pm