

Four Seasons Park

HOA Board of Trustees Monthly Meeting

4/29/2023

Trustees present: Theresa R. Lehman, Nick Spurrier, Tom Cline, John "Duke" Mehlhaff, Judy White, Cameo Little(phone-joined 1:28 pm), Brian Steinmetz, Kathy Villegas

1) Called to order 1:07 pm

Members present were introduced.

2) Minutes for 3/25/2023 read and approved.

3) President's month in Review

Theresa ordered the new signboard.

Theresa spoke with Derek Kilmer, and she will meet with him In July about the water tank and Park needs.

Cameo, Kathy and Theresa met with the Clallam county emergency management team, and we will arrange for the team to conduct an initial training for interested members in the near future. At the conclusion of that meeting, Theresa spoke with Undersheriff Ron Cameron about drug activity in the Park. He will speak to his team.

Two liens were removed, and 3 or 4 Jamestown assistance checks have been received.

Theresa notified Dick Whitehouse that he should lock his dumpster or post a sign, and that the 3 months credit has been issued.

4) Nick-Treasurer's Report – Nick's report and bills were reviewed and approved. In response to Theresa's question, Nick estimated that \$67,000 of \$115,000 regular assessment has been received; about 50% of the road assessment has been collected.

5) Tom-Water

A broken line at the pump was repaired. In response to Cameo's question on water test requirements, Tom has county and state test results available.

6) Duke-Roads

Tom Tague no longer available. No news on gate opener to report.

After discussion, a \$2000 budget was approved for the work on the kiosk. Duke is working with Nathan Parks. Judy asked about lighting, and Theresa said the lights may need to be relocated.

The damaged speed bump was removed at no charge. Duke is working with Dave Mills on pot hole repair and trying some new bonding techniques.

The drainage basin near Tom's house has a disconnected pipe. RJ Services has a spare piece of pipe. It will be \$200 to hook it up.

Duke summarized the issue with the member's fence that is outside her lot line. He will respond to her most recent request for information and notify her that future correspondence must be with the Park's attorney. Duke will draft a letter to the member and send it to Theresa.

It was requested that the member at 13 N Maple be asked to relocate the "No Trespassing" sign inside his lot line.

On the matter of bridge repair and refurbish and load limits, Brian will check if there are limits posted somewhere on the bridge structure, and Theresa will check with the highway department if there are records. Duke will see if the County has records. Brian said the bridge should be inspected before we do any work on it.

7) Brian-Maintenance

Brian reviewed the three bids he got for tree work at the water tank, 474 S Alder and at the Park entrance. After discussion, it was agreed that PNW Tree Service would do the work. The estimate is \$3,200 at tank; \$900 to remove wood; \$2,200 for alders at 474; \$400 at 101. We will make every effort to make wood available to Park members in need. Nick requested a printed quote, and Brian will provide that.

Rich Pressler is not available for common space maintenance. Dave Mills has agreed to do it for \$35 hr and use his own equipment. Duke asked for a \$1200 monthly cap.

A continuing concern about a member driving too fast down Rosewood and not keeping control of her dog was discussed. Theresa will send the member a letter.

Another concern about dumping of landscaping waste near the water tank was discussed. Brian will check it out further and determine if Park property is being impacted. Brian mentioned a pipe at water tank that may need attention. Tom will have Dale check on it.

8) New Business

Theresa said that two properties were sold and one is pending.

Sue is concerned about an old truck and boat near her property, Theresa will send a letter and ask that they be removed. A \$75 mo. fee could be assessed until they are removed.

Cameo spoke about our emergency preparedness project and that we would get together and divide up the neighborhoods into smaller groups. Discussion followed. Theresa will give Cameo some information for the website regarding the emergency plan.

Theresa mentioned the problem of mail theft, and she suggested members getting locked boxes and calling the sheriff if they see suspicious activity.

It was decided that there will be no June meeting, and at May 20 meeting, a July meeting date will be set.

Meeting adjourned at 2:58 pm.

Note: May meeting cancelled due to illness. Next meeting July 15.