

**FOUR SEASONS PARK HOA
MONTHLY BOARD MEETING
THE MARKET
June 15, 2024. 10:00 AM. MINUTES**

1. Call to order 10:05 by Theresa Lehman

Board members present: Tom Cline, Kathy Villegas, Nick Spurrier, Duke Mehlhaff, Brian Steinmetz, Sue Haskin, Ken Langley.

Theresa announced that the meeting would end at noon. Theresa introduced Tyson Baar, a new property owner in the Park and President of the OPMC. Theresa reminded new members to give notice of property transfer to the secretary.

2. Time was allowed for members to review the minutes.

Motion: To approve the minutes as presented. Tom moved and Brian seconded. A voice vote accepted the minutes as presented.

3. **Treasurer's Report**-Nick reviewed June bills He discussed his year-end predictions. Past dues have gone into the checking account but are not added into any current budget category. Duke asked to review some of the concerns in a recent member's letter. Nick said we are not currently over budget. He said a year-end surplus does not offset current year assessments. If 100% of current year assessments were collected, the surplus would remain intact. Discussion moved on without a vote to approve Nick's financial report.

4. A member who was on the Board when the emergency fund was established explained that it was started because we have a sensitive water system and a lot of roads to maintain. He said the Board's understanding was that what exactly constituted an emergency would be defined by the Board. The current understanding is that the Board cannot access the emergency fund without a vote of the members.

After some discussion, a member proposed that the first agenda item on the May 20 letter to members be struck.

Motion: To strike the first agenda item listed on the May 20 letter, "Define and revise spending authority process for accessing emergency funds" from consideration.

The motion was made and seconded. The vote was 36 in favor, which was a clear majority of members present.

5. Tom reviewed a meeting he had with Tyson regarding the upcoming OPMC event. Tyson requested we don't install our temporary fencing until after the event. Tyson agreed to block off the pump house area and not allow camping in that area. He will request that campers use the Hemlock entrance. He agreed not to interfere with installation of the fencing, and he would put a shared combination lock on the gate. Duke presented a photo of a sign installed by OPMC on a Four Seasons Park owned tree next to the pump house gate, reading "You Are Entering Motorcycle Club Territory". Duke asked if Tyson was claiming the tree. Tyson said yes. Tom asked if Tyson was claiming the land beyond the tree, and Tyson said yes. Duke said that the sign would be removed, because the tree is on Four Seasons Park property. Tyson said OK.

6. Roads Report

Duke said the paving project was scheduled for July, but not enough of the assessments have been collected. The project is budgeted for \$110,200. It will have to be postponed until more assessments are paid. Duke has met with the owners of 212 Cottonwood, so they are aware of the project.

The culvert on the west side of the road in that area is squashed. RJ Services has given us a quote of \$8600 to replace the 4" with 8" pipe. This work will have to be done before the Lakeside paving. A member asked if we could get a second quote.

Duke discussed the new signs installed at the Cottonwood entrance and the Hemlock-Rosewood and Hemlock-Maple intersections which had been recommended by our attorney. A member called attention to the fact that the RCW referenced on the sign had an error.

Duke presented a slide on "Hemlock Road Liability". The concrete barriers reduce our liability but do not limit the usable road area. OPMC assumes liability for its members overburdening the road with large RV's. Sue asked about load limit signs.

Discussion moved on to the bridge painting. Duke presented a slide summarizing the costs of the project. A member questioned if there was impropriety in the painting project, because the cost overrun was 40%. Also, the member questioned whether the painting company had a current WA state license. Duke said the additional funds were authorized by vote at the last meeting, and he explained again that the extensive rust was unexpected and caused the labor cost overrun.

A member asked about the life expectancy of the bridge. Duke said neither county, state nor federal entities will inspect the bridge. Structural concerns were discovered during the painting.

Members are also concerned about OPMC members riding through the creek.

The cost of painting the underside of the bridge is estimated at \$25,000. A member proposed, with a second, the following:

Motion: To form a committee to fund and paint the underside of the bridge, with Mark Zinacola as chair. The motion received a majority vote by hand.

Duke presented information on "Emergency Structural Damage #1" which includes cracked bolts and base plate, delaminated bracing and water pockets. He suggested an estimate of \$12,000 for materials and labor, and 2-10 hour days. The estimate was from some shipyard workers. A member asked about a written report. Duke said, until the project was funded, he could not get a written report. Hiring a structural engineer was discussed, but that could shut the bridge down. Platypus Marine could be a resource, and Ken knows a supervisor there. Discussion continued about exactly what are structural emergencies on the bridge, and several members made suggestions about resources and companies that might be of assistance. Regarding "Emergency Delaminated Brace Metal Repair Structural #2", Duke is still getting quotes, but he estimates \$4000. Duke discussed the damaged and worn decking and estimated \$14,000 to replace.

Motorcycle caution signs were installed, but someone removed them.

Duke's final slide suggested that an estimate to do all the repairs he is recommending would be \$388.16 in a special assessment, or \$59,000 in the regular budget process/emergency fund.

The following motion was made by a member and received a member second.

Motion: The two bridge structural items are considered an emergency, and the emergency fund may be accessed for these repairs.

By a show of hands, the vote was 25 yes and 12 no. The motion passed.

Motion to Adjourn: A member moved and Brian seconded. Voice vote in the affirmative.
Meeting adjourned 12:05 pm.

I, Theresa Lehman, Four Seasons Park HOA President, do hereby certify that the above minutes have been reviewed and approved at a duly held Board of Trustees meeting at the Port Angeles Food Bank in Port Angeles, Washington.

Theresa Lehman, President

Date