

Fawn Lake Maintenance Commission

Regular Board Meeting Minutes

October 16, 2023 - APPROVED 12/18/2023

Opening of the Meeting and Election of a Chair Pro Tem

Mike Ricchio

- **Nominated:** Jessica Pense **Second:** Bill Knight **Outcome:** Passed

Roll Call of Officers and Trustees (Chair Pro Tem)

- Trustees Present: Jessica Pense, Curt Pense, Debra Deir, Mike Ricchio, Steve Jacobson, Marni Brown, Bill Knight, Heather Tremblay
Absent: Mat Matincheck

Review and Approval of August 21, 2023, Regular Board Meeting Minutes

Motion to review and vote at later date

Moved: Steve Jacobson **Second:** Curt Pense **Outcome:** Passed

Review and Approval of September 18, 2023, Regular Board Meeting Minutes

Motion to review and vote at later date

Moved: Steve Jacobson **Second:** Curt Pense **Outcome:** Passed

Water Master's Report - Not Present

Tom Moore

Hearing and Ethics Committee - Not Present

Jan Charles

Community Activity Events Reports

Renee Olson - FLAG

- Halloween mashup 2pm - donations still needed/appreciated
- Veterans celebration November 11th- signup sheet in office

Treasurer's Report

Steve Jacobson

- 2022 tax return - Owe \$0 in taxes
- Move to accept accountant's numbers
Motion: Mike Ricchio **Second:** Debra Deir **Outcome:** Passed
- \$260k checking - \$175k in account with Key Bank - \$160k redeemed at Morgan Stanley. \$250k in high interest savings account and move to CDs - 5.5% Received - FDIC covered
- Motion to move \$250k at Morgan Stanley into CDs
Moved: Heather Tremblay **Second:** Curt Pense **Outcome:** Passed
- Spent total of \$341k - including \$104k for meter heads - challenge: \$259k in checking, expenses to discuss.
- 2022 audit - Should conclude next month. Efforts for security (of moneys) - 3 people need to sign checks - have bookkeeper that is not a community member - attempting checks and balances

Committee Reports

Nominations and Elections

Jessica Pense

- Proxy forms available for voting on the budget - 2 open positions on the board - Thank you Kathy Jacobson for help
- Morning of meeting come to sign in table, fold proxy in envelope, staple ballot to envelope - don't verify standing at that moment - Tracy will oversee ballot box - after meeting come back to office and count yes/no votes - if only 200 ballots don't need to count - need 246 plus 1 to deny budget - once verified and separated - if good standing will be counted for a vote

Community Liaison and Entry Gate

Heather Tremblay

- Security lights going up at Cabana - dusk to dawn - Night vision cameras record HD - men's restroom at cabana to be painted.
- Putting in speed bump at entry gate - won't harm sensors - reduce tailgating - reduce wear and tare on spikes
- Code Red - used by police and fire dept to report natural disasters - can check FLMC website under 'more' and 'forms' for directions.
- Community members needed to join committee to help the security system - meet once per month

Office Administration

Debra Deir

- Checked out PUD3 to see what is needed technically - Kathy needs volunteers for tables at the meeting
- Staff meeting Wednesdays 2pm helps organization - open to suggestions for member hours

Building

Open

- Thank you Curt for helping out - Lot at top of Fuchsia cleared for mobile home - another by the cabana. A garage put in on Alpine.

Parks, Grounds and Roads

Steve Jacobson

- Authorized \$30k for road paving - Received \$42k, subtract \$8,500, \$37k, bid for remaining road work from Everson Asphalt Paving - Bryant Hall to Cabana (including hump at gate).
- Motion to accept the Everson Asphalt Paving bid (\$42k minus the \$8,500) at \$37k
Moved: Mike Ricchio **Second:** Heather Tremblay **Outcome:** Passed

Water Systems

Bill Knight

- AC pipe replacement: 4 proposals, lowest from KCL Excavation - splitting expense with PUD3, proposal contingent on PUD3 accepting \$72,855.64 - I would like to propose a sampling station and flush valve pipe that are bent - KCL can do it for us for \$4,000 - my recommendation is to approve both projects at \$77,191.64

Motion to accept the KCL bid of \$80k

Moved: Bill Knight

Second: Jessica Pense

Outcome: Passed

- Work begins second (2nd) week of November taking approximately one (1) week - 4 houses affected - not in budget.
- Water meter reading - 50-60 sites not read - majority empty lots or vacant. 4-5 residents meter is not registering - going to replace meters - installation in April.
- Alpine tree removal - concerns of Fawn Lake residents injuring one's self cutting wood - letter releasing Fawn Lake from being liable of potential injuries for those wanting to get firewood - if too many people want wood, need lottery system, make it available on weekends - Renee will create signup sheet for the general meeting.
- Department of Health, office of drinking water tested our water - one recommendation was that chlorine supplies be stored in separate ventilated area - due to corrosion - another: replacement of junction box, we did
- Replaced hatch box - well 1 done - reservoir overflow needs to be done by November 12th.

Septic Systems

Curt Pense

- Don Williams volunteered to replace cover on locks that are rotting out - Members are getting their septic checked.

Lake and Dam

Mat Matincheck

- Working with Hatchery - plant in next 2 weeks - apply to the general meeting agenda.

Trustee at Large

Mike Ricchio

- Debra and Ray researched easements, who is responsible of those areas - research and recommendation said Fawn Lake was responsible for easements - I want to take it to Whitehouse for his recommendation.

By-Law Violation Review

- By-law Violation Committee receives complaint, they investigate - Ray Nicoli created spread sheet - if 3 committee members vote "yes" it goes to the board to take responsibility for community communication - committee was put together to do the investigative work - operating well, asking board to review when a new complaint comes in.

OLD BUSINESS

- Foreclosure of Property A and Property B - One property has had payment received - second property was payment received and insufficient funds - both have been sent to legal - both paid \$1,075 and is being worked on with legal and the member.
- Online by-law change form - Spoke to Ray Nicoli - prepared to put online but will hold off - available in office.

NEW BUSINESS

- By-Law Change Request Discussion - Easement - request from Jerry - need to define easement vs right of way - what is personal property and what is Fawn Lake property? Pictures passed out - Debra Deir: Fawn Lake owns top 30ft of properties from center of road - will post easement of properties on Fawn Lake website - subject to the opinion of Whitehouse.

- Motion to table by-law change request on easements to further research the issue
Moved: Mike Ricchio **Second:** Jessica Pense **Outcome:** Passed
- Member and Holiday Hours - close office 24th of November and 26th of December
- Committees: need more community input for decision making - or get a management company - table at general meeting for committee sign ups - need committee of 3 people in favor of keeping fireworks - 3 against - need committee on air horns - give Renee short description of duties for your committee by 10/21 - Ray will man the table.

Set Date and Place of Next Meeting: Saturday, October 28th, PUD 3 Headquarters John's Prairie Meeting Room 1,9am

Close Meeting (Motion to close by any Trustee)

- **Moved:** Heather Tremblay **Second:** Mike Ricchio **Outcome:** Passed