

Fawn Lake Maintenance Commission  
Regular Board meeting agenda  
January 15, 2024 - APPROVED 3/18/2024

Opening:

- Nominated: Steve - to mike
- Second: Debra
- Outcome: Pass

Roll call

- Absent: Bill Knight (excused), Marni Brown

Review and Approval of December 2023 meeting minutes

- No meeting minutes to approve - come back to in February

Water Master's report

- Initial sampling - PFAS (poly floral acidic substances) - positive hit. Had to do another sampling
- Well 2 - one of more concern but in such a low quantity - sample again - result was 0, sample again - 0, sample 2 additional quarters - waiting on latest results
- EPA making the states do the test
- Cost of test - \$533 - more expensive we did the first times were about \$1k/each
- If this test comes back with a 0 - we may be required to test annually or every 3 years

Hearing and ethics committee

- Jan not present - no report

Community activity events reports

- Nothing to report - meeting 1/23/24 at 7pm at Bryant hall

Treasurer's report

- Signing up with freedom merchants for credit card handling 2.1% per transaction. .25% from bank accounts.
- Bill moved 100k to checking and then to Morgan Stanley to invest in CD at 5.5%, Before 100K moved - 847k at morgan stanley. Portion in high yield savings, multiple CDs.
- Year end
  - 533K - assessments collected - collected dues that were from 2022 and before
  - 22K in interest
  - 4,100 in fines paid
  - Total expenses 422K
    - 341K operating budget
    - 422 includes capital expenditures (water, roads, 811 on dam, etc)
    - 135k in capital expenditures
    - 290k in operating expenses (under budget)
- Reserve study - board members will be contacted to talk about budget and timeline - determine if that is accurate

Nominations and elections

- Chris and Jess had a good first committee meeting on 1/12/24 - exploring companies that do HOA voting - looking for hybrid options that are cost effective. Will be doing 2-3 demo calls and making a recommendation on platform moving forward

- Board application - Board to meet 20 mins prior to the next board meeting to vote on acceptance/denial of new board member

#### Communications liaison and entry gate

- Gate expense for the year to a little over 1k - each property paying \$2/year for the gate
- New gate signs
- New flood lights dusk to dawn
- Committee meeting 1/4/24 - started with 5 sub committees: neighborhood watch, member directory, gate security, and fireworks
- Emergency number, evacuation plan
- Gate codes/use info card
- Speed bumps

#### Office administration

- Going smoothly
- Tracy is on board on our payroll part time starting 1/1/24
- Invoices for assessments - put together and mailed out - great job Renee, Tracy, and volunteers! Only one has been returned vs. approx 2 dozen last year

#### Building

- 3 - 1680 and 1690 - septic in - waiting on Mason county - stick built. 40 Fuschia - having issues with septic - mobile is in - trying to rush. End of Fuschia - now agreeing it is wetlands (planning commission originally said ok, now back tracking)

#### Parks, grounds and roads

- Had a committee meeting - taking over evaluating conditions of roads and prioritizing repairs - plan as we move to 2026
- Key to the gate on FoxGlove - emergency vehicles cannot get turned around down there - think we should leave it open all the time - reason there is a gate there - people were trying to speed and get around other cars
- Debra - motion to open the gate on FoxGlove, Heather seconds - open for discussion:
  - Jerry has opened the gate for the garage sale and for the 4th of July - for days here and there - construction for access - does stay open - creates mobility
  - Garbage trucks will back down FoxGlove so they can go straight out.
  - Fire trucks unable to turn around
  - Issue at the top of alpine - no ability to turn around
  - Board - would like to try on a trial period
    - Modified motion from Debra - open and monitor for 90 days
    - Vote passes
- Speed bump - committee in favor of keeping - but modifying the amount of shock - smooth out a bit
- Estimate from Fred Holmes for taking out trees
  - Maple tree
  - 2 cedars + 3 firs
  - 3 firs by FLMC office
  - 1 fir
  - 1 fir on the right of the entrance
  - Not looking for a vote tonight - just FYI \$16K to remove the trees

- Estimate is needed with better clarification - no addresses - hard to tell what trees are what cost

#### Water systems

- Calling in - sick
- AC pipe replacement halted b/c of what was found at investigation - maps show something different than what is there. PC pipe found vs AC pipe
- Continue work - minimal change in cost when weather changes
- Plan to remove where we know there is AC pipe - remove for testing
- Our maps are wrong, we know where AC pipe is - so can still do some sampling - a lot of work to update maps
- Holes that they dug - we have leaks on those valves - so continue with project and get those fixed
- Bill and team had meeting last week - productive, team work, and ability to step up and take on jobs (like digging holes and replacing valves) - great job team!
- Pipe there is gray pipe from the 1970s - plan to move forward with the project because it is at end of life anyway.

#### Septic systems

- 2 estimates for septic by cabana - one is \$15k, one \$15,190 - the higher replaces the asphalt, the lower just does gravel.
  - Recommendation - go with the asphalt
  - Follow up to make sure both are 2 compartment tanks & D box work - slight difference
  - Both include pumping and filling the old tanks for decommission
  - Goal to have completed before fishing fun day.
  - Move to vote on the septic - the \$15,190 bid - with verification of questions above - Curt
  - Mat second
  - Vote passes

#### Lake and dam

- 1k spent stocking the trout
- Fishing fun day - Fish on - more to discuss in an upcoming meeting
- Getting the committee together
- Move to ban swimming from the dam - from the boat launch to the next property - Mat
  - Steve seconds
  - Vote passes
- Jerry - miscellaneous boats - in the past identified if had lot numbers on them - otherwise hauled up to the water tower.
  - Proposed to put in one area vs boats at every park
  - Mat and committee to consider this recommendation and come back with a proposal
- Committee - cattails - come back with recommendations

#### Trustee at large

- Foreclosure issues
- By-law language - to discuss at that point

## By-law violation review

- Stay with the process when an issue is addressed by the committee - board needs to vote
- Problem getting on to vote - then set a date for Ray to come in and help gain access
  - Some board members having issues with sign in
  - Curt talked to Ray - recommends not voting on phone and using a desktop or laptop

## Old business

- Political signs -
  - Language cut off in copying
  - Discussion around "offended"
  - What is political vs. not
  - Proposal - Brad go back and determine what is defined as political - related to a current candidate, election, etc.
  - Move to table to February to propose new language
    - Second: Steve
    - Motion carries
- Special assessments
  - Saving money to not have to do special assessments
  - Extraordinary circumstances - this wouldn't cover it anyway
  - We would qualify for a low interest loan - have to be approved by state - not free money - ~\$40k in interest
  - Would still need to raise more money than this allows us to
  - This would lower the special assessment down - current no limit - wants to bring it down to 50% of dues per assessment at 2x max per year
  - Current insurance does not cover major pieces that would cause/fix a catastrophic issue
  - Mike - propose - either vote to adopt, reject, or table
  - Heather - votes to table - to include wording except in event of catastrophic failure - tabled indefinitely until we can bring back
    - Debra second
    - Mike, Heather, Jerry, and Debra to work on the language
    - Motion carries
  - Goal is/attitude is that we would not issue a special assessment unless our backs are against the wall and we do not have any other options
- Commercial vehicle parking
  - Vote to adopt
  - Vote does NOT pass
- Limiting number of gate remotes per lot
  - Intent is to limit & keep track of number of remotes, renters, who they are associated with, etc.
  - Have ability to look up who is owner of that property, etc
  - Office needs to know how many are out there and where they are

- Could do an audit every year, every other year to see what is current, returned, etc.
- Board approval and getting all of the other information - becomes more invasive than we may wish to be
- Heather - sub committee has it on the agenda
- Debra moves that we accept the by law change as written
  - Steve seconded the motion
  - Vote does NOT pass

#### New business

- Sick leave
  - Benefits different across the board for FLMC employees
  - Want to change to be more equitable - see language in document.
  - Maintenance and water - no holiday pay - but paid more if work needed on holidays
  - See document
  - Steve - move to accept changes in leave and pay
    - Jess seconded
    - Vote passes
- Insurance - Debra
  - State Farm reviewing
  - Underwriter assigned
  - Need to provide an owner for a vehicle - Debra
  - Should hear from them in a few days
  - Benefit - cost will be close to cut in ½ or more
  - Will then work on getting out of other insurance company
  - Covered by old company for 1st quarter - can cancel at that point
  - Closer to 9K by the time we pay 25% + fees
  - Currently on a payment plan with interest
  - Covered with State Farm - but monthly 1400 vs more with other group. Will get all money back from State Farm if they do not come back to us.
  - Current paying twice - but if substantial cost savings moving forward - will be better for us in long run- State Farm - better coverage
- Jerry - how to inform of emergency in the community
  - Debra - office level - have Renee, Tracy, and Debra to be able to put out an emergency e-service when needed - emergency reporting system.
  - Depending on emergency or what is required - discussing how to communicate how to communicate an emergency

#### Date of next meeting

- 2/19/24 - Bryant hall 7pm

#### Close of meeting

- Moved: Mike
- Second: Heather
- Outcome:Vote passes