

## Highlights from January/February in property and water:

- Hammond, Collier, Wade, et.al, submitted engineering report on WCPOA water system to DOH January 2009. Awaiting DOH review comments.
- Hammond, Collier, Wade, et.al, engineering firm hired for water system, has requested a budget amendment of \$4500 to cover overage costs of initial proposal and to see report through the DOH comments stage.
- Walking leak check of the water system was again performed to see if could detect any leaks. Nothing substantial to dig by.
- Leak detection services solicited and estimates returned from American and USA.
  - USA with mobilization and report = \$2,100
  - American " " = \$2,525A professional leak detection effort will commence as soon as snow/ground cover and crew scheduling allows.
- Routine checks of the reservoir and pump houses. Necessary to chip ice at entrance of reservoir to gain access. Significant humidity in the mechanical room which at some point may be something we'll want to manage with a humidistat - the humidity causes door to freeze to frame.
- Worked with home owners on their leak repairs. Owners are again encouraged to check and monitor their meters for possible leaks in their lines.
- 2009 Fish Screen Maintenance contract to the WDFW completed and submitted.
- Coli form sample submitted and returned negative (15 months in a row).
- New water fee structure will be implemented in spring 2009 to meet water delivery maintenance expenses. Below is a summary; more explanation will follow in a letter to all property owners.

WCPOA will adopt a system of 3 fixed tiers for water fees. 3 tiers will be defined by average daily gallons used during each 6-month billing period, based on bi-annual meter readings:

  - Tier 1 up to 25 gallons a day, \$25/mo
  - Tier 2 over 25 and up to 150 gallons a day, \$35/mo
  - Tier 3 over 150 gallons a day, \$45/moThe first billing will be based on a meter reading covering the six month period from Nov. 2008 to April 2009.
- Interested in your water consumption? Water Meter readings from Nov/Dec 2008 are available as an indicator for your household.
- WCPOA has completed an audit of their books and billing practices. Billing procedure for some properties has been inconsistent with the By Laws which state each lot will be billed for maintenance fees. These properties have now been identified and their bills corrected. All owners have complied; except for one.
- WCPOA is pursuing governing document changes that will remove the short plat properties from the WCPOA. These changes will need to be ratified by the general membership at the annual meeting in June 2009.