

Board of director minutes – Dec. 11, 2008

Present: Debra, Jan, Kris, Paul, Andy, Heather. Excused: Dotti  
Guest: Property/water manager

Minutes of prior meeting read by Paul. Approved as corrected.

#### Old Business

Heather advised she emailed the one new member of the architectural committee that is in arrears paying maintenance fees but with no response in nearly a month. This was discussed by the board and a second email will be sent advising that if not cleared up, a new person will be put in their place. Reason: Only members in good standing can vote. Since members of the Architectural committee vote on important issues – it was appropriate to follow this guideline.

Treasures Report – read by Debra

Income YTD \$70,238 Expenses YTD \$87,617

Checking balance \$22,903 Accts Receivable \$10,339 Net assets \$12,564

Forest clean up final cost was \$1571

Re: Perrow's lots: an effort was made to separate all lots in terms of past special assessments and interest due that remain to be paid. The current assessments are only 50% paid with 12% interest accruing on the balance. Each lot owes \$645 – there are 11 lots.

Treasures report approval: MSP

#### Water Mgr Report:

Engineers report to the DOH is not done yet. There is still discussion about the current use data being used to make forecasts. DOH is not looking for the report before Jan 1, 2009. Some issues of the report have not been addressed but should – including that we solved the problem of running out of water.

All hook ups now have meters (it appears one meter is not working)

Source meters show daily use of 96,000 gallons. Home meters show avg daily use of 4,000. The rest is leakage. A few small leaks in home owner's lines have been discovered. A discussion followed on how to proceed with homeowner line leaks. Jan offered to design a letter of notification.

Pete has again scheduled Evergreen Rural of Washington to do leak detection – and was promised they would stay with it until found. Mike Pendergraft advised Pete that federal money is available for paying for water storage engineering. Pete will follow up.

All insulating of new installations and pump houses etc. is complete.

The chlorinator is now again working and Heather will pursue a refund on failed chlorinator switch still under warranty.

Jerry Palm has offered to purchase the surplus PVC pipe from us. Pete will follow up.

Pete asked the board to approve paying for him to attend the first in a series of classes about testing backflow prevention devices. The purpose, he explained is to accumulate continuing education credits to maintain Certified Water Manager designation. When he completes the series he would then be qualified to test valves on Association property defined as within 10 feet of our main line. If requested by owners he would also be able to provide this service to members at their expense if their valve is on their property.

Paul challenged the part about the association paying the cost on homeowner valve testing when installed w/in the 10 feet easement. Reason: (1) There was never any decision by the board to do this. (2) This is in conflict with the spirit of the CC&Rs that cause the meter only to become Association property and that anything past the meter is the homeowner's responsibility. (3) This is also the way the state defines the separation of responsibility.

Heather made a motion to pay the expense for the Water Manager to take the backflow preventer testing certification class. Andy seconded, motion was passed, Paul voting nay.

Pete has conducted the biannual lead/copper sample test.

Committee reports:

Jan reported on the progress of the committee reviewing by-law revisions. It is still in process.

Jan brought up the issue of the members living in the annexed area – as to their being voting members. Paul mentioned that their presence presents a liability to the Association – yet we charge no dues to these members. Discussion followed and was left that Paul would contact these members to meet with them to discuss the board's wishes to remove the annexed area from the Association. Kris volunteered to assist Paul.

Jan made a request to the architectural committee to start to review for change that part of the CC&Rs. Heather accepted the assignment.

In general discussion, the ongoing effort to come up with a plan for reading meters and assessing water fees was discussed. Paul handed out a suggested approach he said was to get us started. Andy offered to do some calculations and report back. The issue was again tabled.

Meeting adjourned.

(Minutes recorded by Paul Smith in the absence of secretary Dotti Wilson)