

WCPOA Meeting Agenda

Title: Special Meeting

Location: Winthrop Library Conference Room

Date: February 21, 2026

Purpose: The purpose of this meeting is to provide a forum for discussion of Water Line Replacement planning.

Start Time: 9:00 AM

End Time: 10:30 AM

Agenda:

Time	Topic	Description	Presenter Name
9:00 AM	Welcome and Introductions	Welcome attendees and introduce board members and participants.	Dick Nova
9:05 AM	Opening comments from meeting requesters.	Explain reasons for requesting meeting.	Mike McPhadden
9:10 AM	Planning to date and Process for moving forward	Provide background and where we are today with planning and recommended next steps.	Jim Segaar
9:35 AM	Response from Meeting Requestors	Feedback from requesting group	TBD
9:45 AM	Open Feedback	Facilitate member feedback about work to date and plan for moving forward.	Jim Ginn
10:15 AM	Governance	Acknowledge concerns around the decision process for large assessments.	Jim Ginn
10:20 AM	Feedback	Facilitate member feedback about governance.	Jim Ginn
10:28 AM	Closing	Share final thoughts. Adjourn meeting.	Dick Nova

Attendees

In-person: Dick Nova (Board President), Jim Ginn (Board Treasurer), McKenzie Johnson, (Board Secretary), Sally Eckert (Board member), Bill Bley (Board member), Jim Segaar (volunteer water project manager), Dotti Wilson, Jacque and Paul Smith, Gay Northrup, Gail Nova, Dick Garring, Julie and Karl Gunnarson, Justin Huff,

Jim Januszewski, Joy Olmsted, Keith Olmsted, Jim Oesterle, Mark Ryan, Ina Clark, Jan Erickson, Fred Chapman, Eleonor Schneider, Cindy and Dick Metler, Tom Johnson, Ted Bash, Elleen Sliwinski

Zoom - Mel Sorenson, Robert Rohde (board member), Mike McPhaden, Corinne Poole, Al Meyer, Kyle Kosmicki, Leon, Victor Glick

Meeting started at 9am - Dick Nova: Introductions and mentioned Jim Connover, our facilities manager who was unable to attend

Mike McPhaden 9:04am - Continue discussion about replacement of the water system. Look at other options for replacement, repair, replace what we must, data, metering of key location, coherent multi-year strategy doc. Ideas, thoughts, want special assessments to be voted on separately than annual budgets, would require a change to bylaws.

9:07 - Dick Nova handed off to Jim Segaar (volunteer program manager on planning for water system work). Background on work that's been done and current plan to move forward. Pace engineering report in 2013 is on the website. Reserve study recommends 1.5 million dollars in reserves, we have two hundred thousand. Have done some work already and substantially reduced leakage. Board wanted a more coherent plan moving forward which Jim Segaar has been working on with Kris, Pete, Doug Hale, research on other funding options has also been done.

What could be an initial approach - prioritize work as classic risk assessment technique. We did a lot of research and learned a lot about the water system, there is no one place to go to learn about the water system, info is all over (emails, people's brains, docs). We monitor and report our leakage to the state, and per the state, 'systems should leak no more than 10%'. We set a goal of 20% leakage and haven't reached it. We had up to 75% leakage before projects, currently we're at 30-50% leakage. That water goes back into the ground now. To date the state doesn't enforce the regulations. If we do nothing, we will still have costs and issues - electricity, wear and tear on equipment. Our main goal is to have safe, clean, reliable water available for all members. Reliability is a priority.

Engaged an engineering firm to look at the entire system to look at what the system needs, plan, what do we need to do. 1st recommendation was to replace the main pipes within 10-15 years. Water quality - every time we touch the system we risk compromising/contaminating the system. Engineers are working on a design level doc that we can take and use with contractors to get bids and manage works. Our leaks tend to be at the joints of pipes. Per our engineers that indicates our system wasn't installed correctly initially - our pipes are not reinforced properly.

Leak detection is important and very difficult. Turning off well 2 in winter determined a large leak between well 2 and 3. Willing to change plans with new knowledge. Establishing/continuing a working group - kris, pete, sally, doug, dick, jim, Jim S. We know we need to improve comms with home owners and it is a priority. Engineering alternatives analysis in progress as it the first prioritized things we didn't believe needed priority.

Funding - Laren, Mark and Bob R, really looked at sources of funding. None worthwhile as the costs go up at least 30% for any govt program. We don't believe it makes sense. Private funding - interest rates make that prohibitive. Funding incrementally through special assessments makes the most sense. Overall approach - formulate new plan - installing meters and valves and take that information - prioritize future work based on what is leaking and broken. Goal is to have new approach and funding plan presented for the next 3-5 years.

9:32 - Dick Nova handed to Paul Smith, in-person: mentioned water use efficiency guidebook and pvc pipe longevity report. Have meters, record leaks - latest report loss 38%, install extra meters/valves, state doesn't step in for leakage of a small community, water conservation should be a priority, stated that a percentage is goal irrelevant or of no use. States that low use created high loss. Wants people to remember 1 - state is not concerned with leaks 2 - our loss % high due to low usage. Stated that per the internet, pvc pipe, when properly installed, can last for 100 years or more. Gladly share source docs.

9:41 - Jim Ginn facilitating other members' open feedback.

Take comments in order, in-person please come to the podium, via zoom please raise your hand or put a comment in a chat.

9:43 Mel Sorenson - via zoom: All want a reliable water system. Support targeting with water monitors, repair options, information that board has regarding water distribution should be available to anyone. Suggested a hearing/input process, take outreach assignments for comments/input, board should inform itself from members comments/concern

9:46 Ina Clark, In-person: thanked board members for their time. Fire insurance cost is so high, getting priced out of the area, value of homes will go down with large assessments. How do we do this in an equitable way for our entire community? Could deter a lot of homeowners if they were to pay 30 grand for water system replacement.

9:50 Corinne Pool and Pat Karmern, via zoom: appreciate opportunity for input and basing decisions on what parts of the system to replace/repair on data on leakage. Wants leak detection through valves meters installed - glad to see that is high on priority list. Want accurate info. Agrees with Mike Mcphaden on how to move ahead. Thank you for this meeting!

9:52 Mark Ryan, in person: Good to see everyone. Was an EPA attorney for many years who sued small water systems. Take the fact we 'won't get sued' with a grain of salt. A new administration will care - law is 10% and you have to get approved for 20%. Not enforced at the moment, but they will. Could get stuck with a very large bill and penalties as well. If someone gets sick from our water, it will be enforced. We want to be ahead of and not behind it, and shouldn't wait for something bad to happen. That would really kill our property values.

9:55 Jan Erickson, in person: water system has been an issue since they moved here in 1994. No one wants to pay for it. We need to pay for it. System not put together well or with a lot of thought or money, with mostly part-timers in mind. Finding junctions and securing them properly seems to be a good idea, separate assessments from maintenance seems practical.

9:57 Dick Garring, in person: System not put together very well, original distribution/supply line was one and the same. He was one of our first water managers, also on the board, he fought with developers for years to upgrade the water system. Would like to put meters/isolation valves in the system to determine where leaks are. There are also potential leaks from meters to houses and countless studies done about the reservoir needing repair or renewal. How should we deal with the reservoir? Jim S - response - reservoir has been on the list, every 5 years divers go in and look for leaks, engineers say that the reservoir may last many more years.

10:01 Fred Chapman, in person: a lot of people have put a lot of hours into this, thank you. We all know we want to have a reliable, safe water system. We don't want surprises in water or a large bill. Better funded

capital reserve is a good idea. Question of when we will spend it, not if we will spend it. Keep learning about the water system. What can happen slowly and what needs to happen urgently.

10:03 Gay Northrup, in person: was an HOA manager in another association for 10 years and had to learn the water system. Responding to comments - want to avoid risks, what if a pipe bursts - leaks are generally in the joints, doesn't think it is a major problem, thinks it can be covered by maintenance fees. Risk of contamination - another system put all new pipes in and now they have a contamination problem. Board has good info from NW group that needs to be shared. Jim Segaar responded - engineering study - hoped to have it but we do not, but we will post it as soon as we have it.

10:09 Elenor Shnieder, in person: loves this meeting, seeing neighbors, getting information, communication, recognizes that engineering docs need to be the final version, approaches - big league and holistic approach. Can we optimize or do something different?

10:10 Karl Gunnarson, in person: is an engineer. He has confidence in the board. The board has good info and facts. We need guidance from the board in suggesting what makes sense. We have his full support in what we are doing. Costs will come with planning. Has a request - someone called him to influence his vote or view before the meeting, and he believes this is not appropriate at all. These are all volunteer positions and we need to respect that.

10:13 Wraps up member feedback portion

10:14 Jim G Governance - decision process around special assessments and votes. 1- how votes are counted on a budget and special assessment. Non votes are counted as affirmative votes, as per our bylaws. Separate special assessment from regular budget is allowed and was very valid feedback. Bylaws - and budget votes lined out clearly. Reference bylaws and cc&rs. State statutes dictate how HOAs do things. We appear to be in compliance. Any changes must be harmonized with what that requires. WA law states that we need to be in full compliance by 2028 - any volunteers can help.

10:18 Mike McPhaden, Zoom: good to hear about potential to separate special assessments and main budget. Would like a clear statement to members of what the objective is to manage or upgrade the water system.

10:20 Jim G called for any other feedback - none

10:21 Dick Nova - meeting has been great. Our goal as a board has been to listen and hear you.

10:22 Jim Segaar - Jim and Dick have probably each put 50-60 hours into setting up this meeting.

Bob Rohde via Zoom - Thanked Dick, Jim G and Jim S and the rest of the planning committee. A huge amount of hours have been put in the last year and a half.

10:22 meeting adjourned.