

Final, approved minutes of WCPOA Board of Directors Meeting

Sept. 12, 2016 at home of Mark Ryan

Called to order at 7 PM by President Paul Smith.

Attending: Paul Smith, Bill Bley Bob Rhode, and Mark Ryan, Water & property Mgr. Pete Soderquist. Absent: Dick Nova.

(The BOD had determined that the regular meeting would be brief to allow more time to focus on current and pending short-term water projects and analyze our list of Long Range and Larger projects)

Minutes of the Aug. 11 meeting were approved without change.

Treasurer Report:

Financial reports were postponed until next months meeting, as they were not received from bookkeeper's office

Website Report:

Mark Ryan reported that the web site was activated but it took a while to uncover the reason many people could not log on. Paul will notify members by email on how to connect if they are having difficulty. Mark is working to do some final cleanup work on the site.

Architectural Committee:

Bob Rohde reports that Steve Kraus's home was approved with the change of siding, now to be wood – painted Brown and a Brown roof.

President's Report:

Our search for a candidate for the Water/Property Manager position continues. We will post the position on our website and email all members about the opening. If no results in two weeks, the position will be advertised in the newspaper etc.

A new App was purchased that will send group texts alerting participating members of urgent issues, like water system shut downs etc. An email went to all members, inviting them to submit names and related phone numbers if they wish to be included. Response was good and a new directory was set up within the App. Paul will give it a test run this month.

The Welcome Kit, previously discussed has been completed. Paul will send draft copies to the BOD for final revisions.

OLD BUSINESS:

The Board approved a letter to all members that will advise them of the Board's desire to curtail all and any target shooting in the association. That letter will be emailed as soon as possible.

The newly formed Firewise Committee held their first meeting. Members are: Dotti Wilson, chair, Jan Erickson, Pat Karman, Betsy and Mike McPhadden. They are planning on encouraging all members to display the blue reflective house number signs available from the District 6 Fire Dept. Next meeting will be late November.

NEW BUSINESS;

Bob Rhode moved that the BOD meeting dates be changed to the second Tuesday of the month. After a brief discussion the motion was approved.

Water/Property Manager Report.

Pete participated in the water project discussions but also explained that there is a technology available that would alert him if there were a disruption of service at the reservoir. After discussion it was moved and approved to appropriate up to \$2000 to install this system.

SPECIAL DISCUSSION OF SHORT AND LONG TERM WATER PROJECTS:**SHORT-TERM PROJECTS:**

Leak detection. Pete reports that leaks have been reduced to the point that further detection efforts are not cost effective. Current numbers for leaks includes "unaccounted for water" which includes leaks on the owner's line. No immediate action is required. We will wait until the State requests that we resume leak detection. Monitoring will continue.

As a follow up on the BOD decision not to provide back up power at the reservoir to run the booster pumps, there was a discussion to offer financial assistance to affected members who purchase either a booster pump for their home or a supplemental potable water container. The maximum reimbursement will be equal to the per-member share of the cost to install the backup power at the pump house in Cottonwood Meadows. Pete will assist Paul in determining the maximum reimbursement (estimated at \$240). A motion was moved, seconded and unanimously passed to approve the reimbursement and communicate with the affected owners.

LONG TERM AND LARGE PROJECTS:

The BOD used a summary of recommended projects to consider from the Engineers Study of Oct 2013. In summary, based on Table 1 by Project in order: 1A and 1B (Source Well Control Upgrades) are both unnecessary due to recent upgrades in our reservoir controls and the new automatic back up generator to run the pumps. Additionally, the aforementioned, alert system approved for purchase, will meet the control needs. No Action needed.

Item 2 – Cottonwood – (Replace distribution line and connections due to size and age) . This was discussed at length. The reports assumptions are based on max use at full build out, which several members agreed that would not likely happen for many years, if ever. The weak condition of the pipe has been a concern, but given the high cost of replacing it does not justify action at this time. Paul presented an idea on adding a new 4” line that would create two smaller loops in place of the current large loop at a much lower cost. An engineer’s assessment of this remedy would be needed. There was consensus that any large project would be presented to the Membership to vote on. Action: collect additional information about current usage but no plans to schedule this project now, but probably in the future.

Item 3A –(Replace the reservoir with a new one, est. cost \$241,000). Pete advised that the serviceable life of the reservoir is still adequate and there are economical steps that can be taken to stop any leaks. All agreed that with our back up generator, there is little risk of an empty reservoir any more. Action: None at this time.

Item 4 – replace undersized pipe in upper Green Meadows. Action: Tabled

Item 5 – New chlorinator and building to house it at the reservoir. Pete says everything is working fine now. Action: none.

Item 6 – Distribution System upgrade to many areas – a very large project projected to cost \$363,000. No Action at this time but will make repairs as needed.

FINANCING:

In discussions, Bill advised that the State offers low interest loans and that most all of our potential projects would qualify. An estimate of the cost per member – per year to replace all the itemized distribution system would be \$600 for 20 years. Again, it was reiterated that the membership would have to approve any large financial commitment. Action – None at this time.

The board agreed that the discussion needs to be revisited at a future board meeting. No date was set, but will only be done if all BOD members can be present.

Next regular meeting is at the home of Paul Smith on Tues. Oct 11th at 7PM.

Meeting adjourned at 9:15 PM

Minutes recorded by Paul Smith

