

BOARD MEETING

July 17, 2021

The board meeting was held at Doug Otjen's home. The meeting was called to order by president, Doug Otjen at 10:04 AM. Those in attendance were Doug Otjen, Pam Gummel, Nadeen Walker, Dave Asselstine, Ryan Cunningham and Marilyn Laubach. Also in attendance was Dave McQuisten-Fall.

Pam gave the treasurer's report with a sheet showing the expenses, income and budget. Pam stated there was a need to set aside money for the water system repair and maintenance. It was suggested that this amount should be at least \$3,000 per year. At the end of this last fiscal year there was \$40,000 left in the account. There may be a little less next year due to some other expenses. Ryan made a motion and Nadeen gave the second to approve the treasurer's report. The motion passed.

The insurance on HIEA is current and up to date.

Dave gave a lengthy report on the pool situation. He stated that the paint on the pool surface is flaking off due to oxidation. The gel coat that is on there has a 5 year guarantee. A representative from the pool company suggested replacing the coating with a powder coating that is good for 10 years. In order to do this, the pool must be drained. After the health department does its usual inspection the board will look into the options. The next inspection by the Health Department will be July 21.

The cleaning service for the building will continue for this year. Next season it is hoped there will be enough volunteers to take care of this cleaning maintenance.

There is still a need for brush clearing around the outside of the fence. Morris McGilvery has been contacted to do the work.

After discussion it was voted on and passed to charge any property owner \$10 for a key replacement. The original key is free when they join the association.

The siding on the building needs to be replaced in the near future as it is definitely showing its age. This will also correct the problem of rodents and critters getting into the building.

The installed security camera can be monitored. This is to find the source of problems that may occur at the pool.

The local fire department noted that there needs to be a fire extinguisher present as well as the smoke alarms. Board members will take care of this matter. The number to occupy the building is determined by the fire department and it was determined that 18 is capacity with furniture the way it is and 35 for standing room only (no furniture or chairs).

Dave also stated there is a need to drain the pool to correct the cyanuric acid content in the pool at this time. After the Health Department report a date will be set to do this. The pool would be down for about 3 days to do this. An alert notice will be sent out prior to this event.

Doug had a form prepared by the attorney for use of the pool by long term (six months or longer) renters called a "revocable grant". Short term renters will not have access to pool use unless they are accompanied by the property owners. Pam made a motion and Ryan gave the second to use this form for renter pool use. The motion passed.

Doug brought up the comments made by a property owner on why they have to pay full water use fees when they are here for only a short time. After comments regarding the issue that everyone should contribute equally to the water system Ryan made a motion and Pam gave the second to continue the fee schedule the same for all properties. Motion passed.

Doug presented an explanation about water charges and what is covered with their water payments. This was discussed and the amount of \$600 was removed from the notice and replaced with the word fees. This will be sent out with annual invoice.

Dave McQuiston-Fall reported that the transmitter between the water tank and the well had failed to keep the tank full. This transmitter was replaced. He also reported that the water consumption has been showing less than what is being produced. This will be looked into to see if it is a back flow preventer problem.

A discussion took place to see how we can better communicate with the owners during special notices. Many of the owners are not checking their e mails. A sandwich board located at the lagoon during special notices was proposed. Tom Walker will see about taking care of this issue.

A discussion was held about the new water line to the property at 151 Camus Drive. To serve that property with water the line will have to come across Camus to the property. Because the cost will be more for this installation, the cost will definitely increase for HIEA to service this line. There is also work being done to locate the water line in the road that goes to the well and is used by the PUD and the property owner. It is hoped that the line can be protected while construction trucks and equipment and will not cause problems to the line.

The cost to hook up water to new properties has been increasing and will probably continue to increase over the next years. Ryan made a motion and Pam gave the second for the board to come up with a new fee schedule for water hook ups to bring to the board meeting in October. Motion passed.

Doug signed HIEA up for the free testing of PFAS in our water. This will start in 2022 by the State Health Department.

New HIEA members and About HIEA letters were approved to mail as inquiries and purchases of property occur.

The next two board meeting dates were set to be October 16 and January 15.

Doug thanked the members for their work and caring. Extra time and effort is appreciated especially this past year with Zoom meetings.

Dave A. made a motion and Nadeen gave the second to adjourn the meeting. Motion passed.

Meeting adjourned at 12:12.

Respectfully submitted,

Marilyn Laubach, secretary