

BOARD MINUTES
October 19, 2021
Internet meeting with Zoom

The meeting was called to order by chair Doug Otjen at 6:05 PM. Those in attendance were Doug Otjen, Nadeen Walker, Pam Gummel, Paul Kohl, Ryan Cunningham, and Marilyn Laubach.

The minutes from the July 17, 2021, board meeting were reviewed . Pam made a motion and Ryan gave to second the approve the minutes. Unanimously approve.

Pam gave the detailed treasurer's report for expenses and loan for 2021 and projected expenses, loan and income for 2022. Under proposed pool expenses it was learned from a second opinion from another pool company that there was no need for the complete painting and more drastic measures to repair the pool surface. That would save HIEA about \$20,000. Also the propane tank has just been filled to help save on possible rise in costs there for next season. Ryan made the motion and Pam gave the second to reduce the proposed 2022 budget for pool repair/maintenance costs from \$7,000 to \$2,000. The motion passed unanimously.

Marilyn made the motion and Ryan gave the second to accept the 2022 budget as amended. Motion passed unanimously.

On the payment events list Pam noted that the only change in costs was the addition of the yearly fee for Zoom services. It was also agreed that HIEA did not need to have an Amazon card account. HIEA could use their other Visa account to charge items from Amazon.

The water committee consisting of Dave Fall, Doug, Tom Walker, Dave Asselstine and Paul Kohl have come up with repair/maintenance suggestions. One of them is the need for cleaning the pump house roof.

It is anticipated that the meters at places on Camus, Dana and Peale can be completed during 2021. There had been an inquiry by a prospective buyer for the property at 460 Dana. That water has been locked due to non payment of the \$5,000 hook up fee. The new purchaser will be responsible for paying the amount. There was a discussion of the hook up for 151 Camus. There are a couple of hook up options of which one would require bringing the water line under the road to the property. There will be more investigation as to the best option there.

A discussion was held on the \$5,000 hook up fee charged for new water users. It was noted that HIEA should not have to cover the installation costs. Also the \$5,000 fee was to be in line with the original system installation and maintenance up to the time of the hook up. Ryan made the motion and Pam gave the second for the fee schedule for new hook up to be \$5,000 plus the actual costs for installation to the property. This motion passed unanimously. When the new owner/water user has their meter installed, it will be locked until such time that they want to use water. The yearly water billing will be prorated for the new water user at that time.

This past year the communication between the well and the tank stopped briefly. The source of the water had to be rebooted manually. Dave is looking into a control system that can be put in place that can take care of this issue should it occur again.

Maintenance on the actual water lines being replaced in the future was discussed. The system is about 50 years old and there may be some issues. There will be a need for an overall plan of how it can be done, how much it will cost and how to pay for it. The water committee will investigate these issues and contact KCL water for some advice.

For the pool house report the idea was suggested to get some local person to do the smaller repairs. This will be looked in to for future work as needed. As another means to save on expenses the cleaning program that was used last season was suggested to get someone local rather than the previous company. In January we will check on the status of the regulations for covid and make plans accordingly for cleaning.

The Ring camera for security is working well. It was suggested to have another camera available. Pam will check on this.

Use of the pool for long term renters (6 months or more) has been addressed by a form drafted by the attorney to be signed by HIEA board, the owner and the renter.

There was a discussion of the return of the TGIF get togethers at the pool. Rex Davis had written a letter proposing the use of the pool house for this activity. It was determined that HIEA should not get involved in this invitation notice. The function of HIEA is for the water system and the pool facility and not to be involved in other rules for the general use of the development. Instead a newsletter will be used to mention the proper use of the pool house. This will include the guidelines set by the CDC, State, and Fire Department.

Concern about some recent activities in our area brought about a discussion about setting up a communication system of notifying members about such events. It was discussed at length and determined that individuals could create, maintain and communicate to those people who wish to take part. A notice will be made in an e mail notice out to members.

There will be mention of addressing emergency situations and notification. Any of these groups will be noted in the newsletter by private contact information rather than HIEA getting involved. The property owners then can make the contacts on their own rather than a blanket mail from HIEA.

Nadeen made the motion to adjourn and Paul seconded it. Motion passed.

Meeting adjourned at 8:13 PM

Respectfully submitted,

Marilyn Laubach, secretary