

Board Meeting July 16, 2022

The meeting was called to order by chair, Doug Otjen at 10:07 AM at Doug's home. Those in attendance were Doug, Nadeen Walker, Dave Asselstine, Pam Gummel, Paul Kohn and Marilyn Laubach. Dave McQuisten/Fall was also in attendance.

Minutes of the board meetings of April 24, 2022, April 16, 2022, and the general meeting of April 16, 2022, were reviewed and approved as presented.

For the treasurer's report Pam noted that all membership dues have been paid for the current billing period. Pam also presented the current budget report. The amount of \$48,576 is showing for a reserve balance. Ryan made and Dave seconded the motion to accept the budget as presented. Motion passed.

Dave Mc gave an update on the water system. He noted that the water committee recommended that there is a definite need to have a system in place to notify property owners when there is a leak coming from their property. The following proposed plan was discussed; water meters are read quarterly, 4 times a year, and when it is noted that excessive water use is coming from a meter it will be noted and followed up on within the next week. If no longer an issue, that will be OK ...if the issue is continuing then the owner will be notified either in person, phone, e mail or USPS. Yhr owner will be asked to contact us back within two weeks so an agreed upon plan of correction can be made. There needs to be an agreement between the owner and the HIEA water committee about a remediation plan/date or a possible shut off of the water to the property will occur. Final operating procedures will be worked over by Ryan and presented to the Board for their approval.

A discussion was held as to whether to go with H2O for their services for the water system. The fact that the company is located closer the response time for their services would be better. Doug will contact H2O and obtain price quotes and have information emailed to board members. Paul made the motion and Ryan the second to go with H2O if everything checks out fine. Motion passed.

The fire district uses the fire hydrant on Dana Drive because it is only one of two hydrants on the island with easy access for the fire crews during an emergency. The hydrant needs to be flushed once per year. Discussion was held about the fact that the fire department does not reimburse us for use of the water. Because this is costing HIEA money to pump the water and maintain the system some felt there should be compensation for use of the water. Doug and other water committee members will meet with the fire department personnel when they meet about the flushing and will discuss these questions and thoughts.

Dave reported that the control panel in the equipment room needs to be used manually rather than by automatically setting the system. Dave said he has the system working fine now and felt it was easier and better to do the controls manually. There is a need for a dehumidifier in the equipment room to keep down the moisture and protect the equipment in the room from too much moisture. Dave will take care of this purchase. Dave brought up that on occasion pets were brought into the pool house and pool area. If the problem persists, there will be a need to give a notice to pool users

that the Health Department requirements state that no dogs/pets are to be in the pool or pool area. Doug will remind members of pool rules and expectations in the summer letter coming out soon.

A discussion was held regarding the grandfathered portion of the Articles of Incorporation that covers the fees waived for the pool and water usage for owners that purchased their property prior to the adoption of the amended Articles and By Laws. After much discussion it was decided to table the information until further study or next board meeting.

Due to our USDA loan requirements it was noted that we need to change the budget reporting time schedule and have the entire membership vote on it. This would be at the general meeting. The annual general meeting would be in the fall in October rather than in April. We need to be compliant with new State laws and USDA. This would also require extending the terms of board members for about 6 months to work in with the new scheduling. One of the requirements is a Reserve Study Assessment for a 30 year time span to be completed every 3 years. This could be a very costly expense. Ryan mad a motion and Pam gave the second to hold the next general meeting October 22, 2022, to be compliant with these regulations. Motion passed.

Ryan made the motion and Marilyn gave the second for Pam to get estimates and options for the Reserve Study Assessment to bring back to the Board for review. Motion passed.

The next board meeting will be September 13, 2022, by Zoom. This meeting will be for the budget study and items for the general meeting in October.

After some discussion Ryan made a motion and Marilyn gave the second to have an assistant treasurer as a back up if needed. Motion passed.

Dave made a motion and Nadeen gave the second to adjourn.

Meeting adjourned at 12:50.

Respectfully submitted,

Marilyn Laubach, secretary