

BOARD MEETING
April 22, 2023

The Board meeting was held at the pool house. The chair Doug Otjen called the meeting to order at 11:09 AM. Those in attendance were Doug Otjen, Pam Gummel, Dave Asselstine, Paul Kohl and Ryan Cunningham. Nadine Walker and Marilyn Laubach attended the meeting remotely by Zoom. Also in attendance were Tom Walker and Dave and Lynn McQuiston/Fall.

Minutes from the board meeting held on January 13, 2023, were reviewed and approved. Ryan made the motion to accept the minutes as presented. Pam made the second and the minutes were unanimously approved.

Pam gave the extensive treasurer's report. She reported that financially all was good so far for 2023. Ryan made the motion and Dave A gave the second to approve the report as presented. Motion was passed unanimously. Bills will be going out May 1, 2023, with a letter explaining the need for fee increases. The new fees will be \$860 for full membership, \$750 for grandfathered services (water but no pool) and \$400 for pool only use.

There was a lengthy discussion as to how to establish and build up a reserve fund that is being required by regulations and the need for funds to cover expenses over and above normal maintenance. Pam presented about 7 various options to make the increase in these funds over the next 5 years. A consideration was if we want or need to build up this fund over the next 10, 15 or 30 years. The options would be presented at the October General Meeting for ratification by the general membership after the board determines the best ones to bring to the meeting. It was suggested that the board meet in a work session in July to discuss these options further.

HIEA component list replacement costs are approximately \$2,000,000. We are required by the State to have that amount in our Reserve Account.

A discussion was held regarding the grandfathered properties/meters. Should grandfathered meters get a break when it comes to paying reserve dues to coincide with their discount on annual membership dues? Ryan made the motion that any reserve contributions and assessments be made equally per water meter, independently of any grandfathering for annual membership dues. Pam gave the second for this motion. The vote was unanimous except for one abstention.

Dave and Lynn gave a report on some of the issues they have encountered in their working with the water system. There is a need to purchase some new blow-off valves. The 2022 annual Water Quality Report from Northwest Water System was good. The annual flush of the fire hydrant can be done by the volunteers rather than getting the fire department involved.

A discussion was held to review fees for disconnect or reconnect of water service to a property. Ryan made the motion that we change the fee to reconnect a disconnected meter to \$500 plus the sum of

any unpaid annual dues and assessments incurred during the time of disconnection. Any new owner of the property during the time of disconnection should be liable for the amount of unpaid dues and assessments from the time of initial disconnection under previous ownership. To accomplish this, the board may elect to place a lien against the property. Paul gave the second. Motion passed unanimously.

Pool Rules were revised for this swim season. The Covid restrictions were removed. Pam will send an e mail with the discussed revisions to the Board for their review. Pam suggested to add that non-compliance with rules may result in loss of pool privileges and/or closure of the pool.

Air B n B properties were brought up. It was reiterated that Air B n B properties fall under the category of short term renters and do not have pool or pool house or privileges.

Dave A said he had received two estimates from electricians for upgrading the electrical and lighting systems at the pool. Ryan made the motion to authorize the spending of up to \$7,000 for the electrical upgrade. Dave A gave the second. The motion was unanimously approved.

The work party for the pool was set for May 20.

Doug mentioned that a realtor asked if it was OK for a property with a meter to provide water with property without a meter. This is something that is not allowed.

The next board meeting will be July 15.

The meeting ended at 1:35 PM.

Respectfully submitted,
Marilyn Laubach, secretary