

HIEA BOARD MEETING MINUTES

January 18, 2023

Zoom Meeting XXX

The meeting was called to order by Doug Otjen, president, at 6:05 PM. Those present were Doug, Pam Gummel, Nadeen Walker, Paul Kohl, Dave Asselstine, Ryan Cunningham and Marilyn Laubach. Also in attendance were Dave and Lynn McQuiston/Fall.

The minutes from the board meetings of September 13, 2022 were approved as amended and the minutes from October 22, 2022 were approved as presented. Motion was made by Ryan and seconded by Pam. and was passed unanimously.

Pam presented the current treasurer's report through December 31, 2022. She reemphasized that HIEA is a non profit entity. Our reserve account must remain liquid to insure access to the funds if needed. Our reserve account must remain liquid to insure access to the funds if needed. The year ended on a good note. Although certain categories came in slightly over budget, as a whole, we had a financial surplus near \$5,500. The cash balance is \$10,265 and the reserve balance is \$38,585. Marilyn moved to approve the treasurer's report as presented and Ryan gave the second. Motion passed.

Pam outlined the set goals that will be needed to bring the reserve account to \$100,000 in the next 5 years. It was suggested that an annual increase of \$300 for reserve fee funds could accomplish this goal. It should be noted that over the years the Reserve Account balance may decrease as funds are needed for HIEA component expenditures. Lengthy discussion took place regarding the Reserve Account. Members who attended the October 2022 special meeting expressed concerns regarding future increased membership dues. Taking members' concerns into account, the board discussed several strategies to increase reserves in a responsible manner. For the upcoming April meeting, Pam will present several spreadsheets to analyze multiple scenarios so that the board can present its recommendations to the members. Once a strategy is adopted, a survey will go out to the members for billing and payment options.

Nothing to report for the Articles and Bylaw committee. The first steps needed are to convert our documents from a pdf to some other format in which changes can be made. The need for the revision is to comply with regulations governing State and Federal regulations that have come about in recent legislation and rules for our loan.

Under the water report it was noted that in April a notice will need to be presented to the members of HIEA on how our water system is managed. It will be stressed that if we do not have enough volunteers to help with the system, there would be a need to hire a firm or persons to do the work that is handled by volunteers now. This would necessitate higher member fees to cover the added costs. The McQuistons are currently handling most of this now. They will be forming a list in manual form showing what is involved to work on the water system management. Discussion and sharing of what will be in the listing included reading of meters on a quarterly basis, sending reports to NW Water and then to the State, checking valves quarterly to assure water flow operations are ok, check and replace batteries as needed for blow-offs. and much more later.

The topic of changing water management companies was brought up again but was tabled until later due to other matters to be done and further study is to be done yet.

At the present time the roof and door on the pump house will be needed to be replaced. Since the materials have been donated, it is hoped that there will be enough volunteer help to complete the work.

For the pool report Dave Asselstine stated that there will be a need to replace some plumbing parts that became frozen during the cold winter months. The underwater lights will need to be reconnected. These were disconnected due to an electrical problem. A repair person is scheduled to do this when the weather warms. So far Dave has a small crew of volunteers looking after the pool during the swim season. More could be needed. Again, volunteers is the big factor in keeping down maintenance costs and member fees. The board felt the general cleaning of the pool house and grounds should be done by volunteers rather than a cleaning company. The one that was used previously was too expensive during the Covid situation. Dave mentioned that someone needs to check out the roofing material in a particular place for a possible leak. Paul said he would check it out next time he was there.

Doug mentioned that a letter has been composed for interested property buyers and new owners. The letters explain the function of HIEA, water system, pool and fees.

There has not been any recent change in the HOA legislation that we are aware of so we will continue to abide by the outline and directions set forth in the 2018 legislative information.

The website was recently updated by Ryan to make it more informative and user friendly. Doug encouraged the board to visit the site and see how it works. The purpose is to have information available for members so they know what is happening within HIEA. Also, share what other informative pieces could be added.

Because there seems to be the possibility of an increase of Air B & B in our area, the board will need to maybe establish some rules to control the use of the pool. At the present time it was agreed that the rules in place about renters using the facility should stand. Other issues that were discussed were raising fees, new rules, liability issues and misuse of the facility.

Doug reminded everyone that several issues need to be addressed and ready for approval by the April meeting so each of us members will have some homework to do before then. Especially the HOA/By Law, Water & Pool committees.

The next board meetings are April 15, July 15 and September 16. The general meeting date was set as October 21, 2023.

Dave Asselstine made the motion and Paul gave the second to adjourn. Motion passed.

Meeting adjourned at 7:30 PM.
Respectfully submitted,
Marilyn Laubach, secretary

