

BOARD MEETING
July 20, 2024

The meeting was called to order at 11:00 AM by chair Ryan Cunningham at his home. Those present were Ryan, David Asselstine, Pam Gummel, Doug Willis and Marilyn Laubach. Also in attendance were Dave and Lynn McQuiston/Fall.

The minutes from the April board meeting were reviewed. Pam made a motion to accept the minutes as presented. Dave gave the second. Minutes were approved.

Pam gave the treasurer's report. We are currently on schedule with our finances for the year. We've done maintenance on the pressure pump that serves Peale Drive and the inside lots. A discussion took place as to whether this expense should come out of reserve or maintenance funds. It was decided to place this expense in the maintenance category. Considering there will probably be a need for a new pressure pump for the water system from the tank to Peale Drive and the inside lots, Arcadia Well Drilling is looking for a pump that will be compatible with our system as the current pump is no longer made. The expense for pump and installation would be much greater for a different model as other system components would have to be replaced. This new pump, if found, would be stored in reserve for future use when needed.

Marilyn made the motion to accept the financial report as presented. Ryan gave the second and the motion passed.

Lynn McQuiston/Fall agreed to continue to be the back up for the treasurer with board approval. Marilyn made the motion to accept this and Pam gave the second and the motion passed.

Dates were reviewed for the next board meeting and the general meeting. The board meeting will be September 14 and the general meeting will be October 19. An e mail notice will be sent shortly to remind members of the dates. It will be announced about the upcoming vacancies on the board.

Paul had done some research on the insurance needs since the last board meeting. After investigating the very few possibilities, coverage is now in place for the pool house property, operational liability and liability for board members.

Dave McQuiston/Fall noted that the back flow meters at various places on the system is a total of 5 including one for the pool. These are to be checked at regular prescribed times. Doug will check on where exactly these meters are located and who is responsible for their maintenance. If the meters are located between the water hook up and the residence, the resident should be responsible for the blow off meters.

The fire hydrant needs to be flushed once a year. The flushing for this year will take place after Labor Day. Besides our normal monthly water testing, NW Water is currently testing for copper and lead.

For the pool report it was noted that the roof on the pool house is leaking and has not been able to be repaired. Paul gave a report on the costs of a complete replacement. The estimate for materials and labor was \$9,000 plus. Any repairs of the structure would be extra. Pam made the motion to go for the replacement with a limit of \$15,000. Dave gave the second. Motion passed. There also was a discussion about how to best manage the trees closer to the pool and pool house to minimize future issues and other maintenance needs. Any work on this front would happen in the winter after the pool season.

The association received a notice that the septic system for the pool is past due for an inspection. These have been purchased. If a pump of the tank is done, an inspection with a report is automatically filed with the county.

A new water heater was purchased and installed and now working. This was done by some helpful volunteers. There was also a new heavy duty weed eater purchased for the maintenance around the pool.

With our last inspection the pool is required to have a first aid blanket and a CPR mask. . This will be purchased. The ring camera has been moved to a better location to view activity.

There was a discussion about non pool members using the pool. Since there is no one doing the policing and not everyone is abiding by signing in, it is difficult to control this activity.

To enter the pool will require an issued key. The entry code method or key card method was too expensive.

Dave Mc noted that there had been at least 2 water breaks/leaks in the system due to construction in the area of the lines. These were taken care of at the expense of the property owners and /or construction company.

Pam made a motion to adjourn. And Ryan gave the second. Motion passed and the meeting was adjourned at 1:50 PM.

Respectfully submitted,

Marilyn Laubach, secretary