

# Ames Lake Water Association

Board of Directors Meeting April 12, 2016

7:00 P.M

## Meeting Minutes

- Call to Order

**Jack Praino** called to order the regular meeting of the Board of Directors of **Ames Lake Water Association** at **7:00 PM** on **April 12, 2016** in the Association's business office.

- Roll Call

The following Board members were present (in addition to Mr. Praino): Sherri Zucker, David Hoagland, Merlyn Blue and Mark Freeman. Michael Bicak joined at 7:13 PM. Also present: Kristina Myers, ALWA office manager, Bob Pancoast, ALWA operations manager and Richard Jonson, Counsel.

- Consent Agenda

The Board reviewed contents of the Consent Agenda, containing:

- Minutes of the March Board meeting,
- Membership Transfers,
- Water Loss adjustments (including Bennett adjustment) and,
- Aging Accounts.

*Merlyn moved to approve all items on the Consent Agenda including a leak adjustment added to the published agenda. David seconded. All approved.*

- System Manager Report

Robert provided system updates:

- Merlyn (Board member) and Jeremy Reier (system operator) visited a home in the Aldarra development which is experiencing unpleasant water odor. What they found was:
  - An exposed section of clear PEX pipe showed significant discoloration. The house was built just last year; the pipe may have been discolored at installation.
  - Discussion with a Gray and Osborne expert revealed that use of PEX plumbing and the increase in plastics used in fixtures correlates with an increase in biofilm issues with home plumbing.
  - Gray and Osborn found that for one home, replacement of a flexible connecting line fixed the biofilm problem.
  - ALWA has requested permission from Aldarra to sample water in new construction.
- The American Hills well is coming on-line with improved chlorine treatment for removal of manganese.
- Updates on the office/shop project:

- Earthwork and site preparation discussions were held with Fury Construction. Planned fall and winter timeframe for earthwork should be good.
  - Proposed electrical and plumbing plans were presented.
  - Town and Country verbally agreed to Counsel's addendum to the building agreement.
  - Robert investigated the cost to increase earthquake resistance of the building. For an added \$3,200, the building will increase its earthquake rating from level II to level IV. The Board agreed with incorporating these improvements.
  - Building plans should be ready to be filed with King County in May. The permitting process is estimated to take 6 months. If the permit is issued in that timeframe, target move-in will be September 2017.
  - Bank financing inquiries are being made and findings will be presented at the next meeting.
- Checklist & EFT Approval  
*Merlyn moved to approve the checklist and EFT transfers. David seconded. All approved.*
  - Business Manager Report  
 Kristina reviewed monthly financial reports and the following:
    - Investigation of bank refinancing for RDA loans.  
*Jack will work with Kristina to prepare a loan bid package.*
    - Web site progress was discussed. The goal is to finalize the new web site, to be presented at the next Board meeting.
    - The completed Fiscal 2017 Budget was presented.  
*Michael moved to accept the FY2017 budget as presented. Merlyn seconded. All approved.*
    - Employee wage and salary rates to be discussed by conference call when Board Pres. returns.
    - Sherri will work with the staff to follow State Archivist recommendations for documentation retention and destruction. *Kristina will present off-site electronic storage options at the next Board meeting.*
  - Old Business – None
  - Business from the Board – None
  - Next Regular Meeting  
 The next regular meeting will be **May 10, 2016, 7:00 PM** at the Association's business office.
  - Adjournment  
**Jack Praino** adjourned the meeting at **8:14 PM**.

Minutes prepared by Mark Freeman, secretary.