

Ames Lake Water Association

Board of Directors Meeting May 10, 2016

7:00 P.M

Meeting Minutes

- Call to Order

David Hoffmann called to order the regular meeting of the Board of Directors of **Ames Lake Water Association** at **7:02 PM** on **May 10, 2016** in the Association's business office.

- Roll Call

The following Board members were present (in addition to Mr. Hoffmann): Sherri Zucker, David Hoagland, Merlyn Blue, Jack Praino, Michael Bicak and Mark Freeman. Also present: Kristina Myers, ALWA office manager, Bob Pancoast, ALWA operations manager, Warren Perkins, Engineer with Gray and Osborne and Richard Jonson, Counsel. Kristina left from 7:02 PM for a personal matter, returning at 7:22 PM.

- Consent Agenda

The Board reviewed contents of the Consent Agenda, containing:

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

Mark moved to approve all items on the Consent Agenda. Merlyn seconded. All approved.

- System Manager Report

Robert provided system updates:

- Water use was moderately higher than average for last month. Although snowpack levels are lower than normal, reservoir levels are higher than normal and groundwater recharge was good over last fall and winter. ALWA water resources should be adequate for the coming summer.
- Lead in drinking water is receiving increased attention, with Washington Department of Health responding to issues in Tacoma. In Washington State, average Lead levels in water are below the national average. Non-water sources of Lead (such as Lead paint) are a larger health hazard.
- The American Hills well is on-line for the summer. A Chlorine analyzer has been installed, for better control of Chlorine added to the system. Chlorine is added to remove Iron and Manganese from the water. Residual Chlorine level should be lower than in the past.
- Operations investigated increasing Chlorine levels to help Aldarra homeowners' issues with their plumbing. Possible solutions that a water system could implement are complex and would require considerable extra effort to maintain with no assurance of success. As the problems are a result of the homeowners' plumbing, it is ultimately their responsibility to solve the problem.
- Updates on the office/shop project:

- The Town and Country contract with addendum has been completed. Engineering specifications and drawings may now be submitted to King County for the building permit.
 - Bob stated that for an increased cost of a few thousand dollars, the Vista Building could be strengthened to a level 4, meaning that it would be able to better withstand earthquakes and natural disasters. *Merlyn moved to approve Town and Country contract change order #8587, for Vista building shell construction improvements for a total of \$135,292.79. Jack seconded. All approved.*
- A property evaluation for the View Park site has been requested. A request for proposal to pull the well pump and abandon the well has been requested. Richard recommended that the Association obtain septic tank and drainfield design approval prior to sale.
- Key Bank has approved loans to ALWA for building construction and paying off RDA loans. Terms are: up to \$500,000 at 4.25%; 10-year loan at 25-year amortization rate; 0.5% loan origination fee. Staff will also inquire with other banks.
- Business Manager Report
 Kristina reviewed monthly financial reports and the following:
 - RDA loan repayment requirements were discussed. The Board discussed Key Bank loan terms, and will wait for competing offers before approving loans.
 - The Board noted that a bank account balance was higher than the FDIC insurance limit. *Jack moved to allow ALWA management to open an account with an FDIC insured bank and to transfer money into that account. Mark seconded. All approved.*

Warren left the meeting at 8:00 PM.

 - *Sherri moved to accept the Vine Dahlen proposal for audit, not to exceed \$13,200. Jack seconded. All approved.*
 - The Board discussed with management a contract proposed by Verizon to renew their cell tower lease. As there are four years remaining on the current lease, no action was taken. *Action item: Check the value of tower property.*
- Old Business – None
- Business from the Board – None
- Annual Meeting
 Kristina will establish a venue and date. **Proposed date for annual meeting: September 20.**
- Checklist & EFT Approval
Jack moved to approve the checklist and EFT transfers. Merlyn seconded. All approved.
- Next Regular Meeting
 The next regular meeting will be **June 14, 2016, 7:00 PM** at the Association's business office.
- Adjournment
David Hoffmann adjourned the meeting at **8:25 PM**.
 Minutes prepared by Mark Freeman, secretary.