

# Ames Lake Water Association

Board of Directors Meeting June 14, 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 **June 14, 2016** in the Association's business office.

- Roll Call

The following Board members were present (in addition to Mr. Praino): Sherri Zucker, Merlyn Blue, 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. David Hoagland joined at 7:12 PM.

- Consent Agenda

The Board reviewed contents of the Consent Agenda, containing:

- Minutes of the May Board meeting,
- Membership Transfers,
- Water Loss adjustments and,
- Aging Accounts.

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

- Checklist & EFT Approval

*Merlyn moved to approve the checklist and EFT transfers. Sherri seconded. All approved.*

- Engineering Report

Warren announced that applications to King County for the Vista project are completed. Processing of applications can take 6 months to a year to achieve approval. Warren suggested asking the County about their expedite fee. *Robert is to investigate cost and time saving of an expedite fee, and report to the Board by email. The Board will decide whether to approve an expedite payment.*

- System Manager Report

Robert provided system updates:

- Water production in May was moderately higher than normal.
- Brought back the assistant (Andrew) to continue the valve exercising program. Plan is to exercise and log the remaining unexercised valves in the system over the next 6 to 7 weeks.
- The Ames Lake Community Club contacted ALWA about planned application herbicide to lilly pads on the lake, and any potential effect on the groundwater system. Robert contacted the company planning to do the application and reviewed research on the chemical's migration in the environment. A letter to the Ames Lake Community Club will be drafted and reviewed by the Board before sending.

- Investigation continued into water quality issues with some homes in the South end of the system. Checking with other water systems utilizing well water found they also had similar issues. The conclusion is the combination of non-Chlorinated water and in-home plastic fittings and pipes can result in the formation of biofilms.

A common recommendation is for the homeowner to replace plastic pex lines, which connect sinks to shutoff valves, with metal lines. ALWA will send letters to homeowners in the Aldarra development recommending replacement. Another letter will be created to send to home builders and remodelers, recommending best practices in home plumbing to reduce the level of biofilm formation.

- A used John Deere 35D backhoe/earthmover was found. The price is \$35,295. A new trailer for the excavator has been identified, for \$6899 + tax and registration. Discussion followed.

*Merlyn moved to approve purchase of the excavator and trailer at the stated prices.*

*Michael seconded. All approved.*

Robert proposed ALWA charge an equipment rate to members at \$75 / Hr. *Merlyn moved to approve an equipment rental rate of \$65 / Hr. Michael seconded. All approved.*

- The View Park property value was estimated by a real estate agent at \$150k to \$200k. Management is looking into ways to improve its sale value.
- The Vista office and shop completion time is, at best, approximately one year. The time will be used to obtain multiple bids for tenant improvements and to find opportunities for cost reductions.

Warren left the meeting at 7:57 PM.

- Business Manager Report

Kristina reviewed monthly financial reports and the following:

- The new ALWA website should be ready to go online by the next Board meeting.
- Key Bank and Heritage Bank provided initial estimates on financing for the Vista building construction. The banks also provided estimates for RDA loan financing. The Board reviewed loan terms.
- The Board reviewed a comparison of interest bearing account rates for several banks.
- The annual meeting is planned to be held at the fire department building, if available.
- The annual financial audit is about to begin.
- The Board reviewed new terms for cell tower rental in relation to the carrier's request for an extension. Further investigation will continue.

- Old Business – None

- Business from the Board – None

- Next Regular Meeting

The next regular meeting will be **July 12, 2016, 7:00 PM** at the Association's business office.

- Adjournment

**Jack Praino** adjourned the meeting at **8:30 PM**.

Minutes prepared by Mark Freeman, secretary.