

# Ames Lake Water Association

Board of Directors Meeting July 10, 2018

7:00 P.M.

## Meeting Minutes

- Call to Order

ALWA Board President **David Hoffmann** called to order the regular meeting of the Board of Directors of **Ames Lake Water Association (ALWA)** at **7:02 PM** on **July 10, 2018** in the Association's business office in its new office/shop complex.

- Roll Call

The following Board members were present (in addition to Mr. Hoffmann): Sherri Zucker (Treasurer), Jeff Villnow (Secretary), Mark Freeman, and David Hoagland.

Also present: Bob Pancoast (ALWA Water System Manager); Kristina Myers (ALWA Business Manager); Richard Jonson (counsel); Warren Perkins and an assistant (Gray and Osborn); and Kevin Guiberson.

- Business from the Floor

- None

- Consent Agenda

The Board reviewed contents of the Consent Agenda, containing:

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

Kristina reported one new water loss since publication of the June meeting packet, and that the loss was within policy.

*Mark moved to approve the consent agenda; Sherri seconded. All approved*

- Financial Reports and Membership Count

*Sherri moved to approve the check list. Mark seconded. All approved.*

- Consultant Reports

- 2018 Water System Plan
  - The Board approved the Final Draft ALWA Water System Plan in March and the document was submitted to the regulatory agencies for review/comment.
  - Bob overviewed comments received from the Health Department and KC. No other agencies had commented as of the date of the Board meeting.

- System Manager Report

- ALWA Water Use
  - Water production in June was NORMAL (5.7M gallons used)
  - Unaccounted for water was about 4.6% (4.7% in May; 5% in April; 4.4% in March; 4.8% in February)
- Water Quality
  - ALWA continues to get some comments about water odors from some members in the Aldarra Ridge neighborhood
    - The Board discussed the concerns at length including previous efforts made by ALWA personnel to investigate the issues. Mr. Pancoast summarized the findings and reiterated the solution.
      - Biofilm (primarily Fe and S bacteria) has been found to accumulate on PEX product supply lines in relatively new or recently remodeled homes
      - The situation is not unique to ALWA. Other non-chlorinated groundwater systems have reported similar issues.
      - Water quality tests in ALWA mains serving affected homes has been shown to be good quality
      - The recommended solution is to replace all flex line connections between the water pipe and the fixtures within the homes with a non-plastic product.
    - ALWA previously prepared two communication pieces to address the concerns, including 1) a handout to members in Aldarra and adjacent areas describing the issues, investigations, findings, and recommendations; and 2) an ALWA informational handout that describes the ALWA groundwater system and recommends specific guidelines for any use of PEX and replacement of plastic supply lines
  - Ames Lake WQ
    - Lily pad treatment on Ames Lake is scheduled for week of July 16<sup>th</sup>
    - As of the Board Meeting, ALWA had not received any calls/comments re: WQ in the lake related to the planned treatment
- King County Franchise/ROW Tax
  - Dick summarized the status of the lawsuit, noting that a summary judgment motion hearing was scheduled for July 27<sup>th</sup> in KC Superior Court
- 2018/2019 Projects
  - ALWA office and shop building
    - Move, set-up, organizing is proceeding
    - Finish carpentry on main entry complete

- Installing shelving, whiteboards etc. in office
- Installing heavy duty shelving in shop. Plan to install workbench and shop sink soon
- HBB Landscape Architects inspected Vista site landscaping and provided minor comments/recommendations re re-seeding and tree stakes
- Received a quote from Pro-Tection Seattle for installation of 3M film on Vista building windows. Recommend installing double layer (inside and outside) in windows in doors for extra protection. Building quote is \$2,716.80 plus tax
- Final tasks include signage, file organizing, landscape enhancements, site cleanup-up, and new gravel in select areas
  - Update backup electric system at Vista – Office, wells, and booster pumps
  - Tolt Hill Tanks/ Booster Station - Power Enhancement & Design
    - Trench and conduit installation planned next month using internal resources
  - WSP - Finalize and agency approval
  - Iowa Hydrant and Valve Replacement
  - Ridgehaven Well Rehab and Treatment Building Demo
  - SCADA – Upgrade to 4G modems
- Business Manager Report
  - Kristina noted that there are frequent visitors to the new office.
  - Kristina provided quotes for office blinds from 3 vendors and the Board concurred with moving forward on the quote from Home Depot
  - Hoffmann is working on the President's Letter in anticipation of the Annual Meeting on Sept. 17
  - The FYE 2018 audit is progressing
  - The Board discussed office filing. Dick recommended retaining all membership files indefinitely. Kristina noted that temporary office help (children of Kristina and Liz) were assisting with file organization.

*Sherri moved to authorize up to \$4,500.00 for purchase and installation of office blinds, David Hoagland seconded. All approved.*
- Old Business – None
- Business from the Board - None
- Review of Action Items – None
- Executive Session

- The Board went into Executive session at 8:08 pm and returned to regular session at 8:25 pm for the purpose of discussing personnel issues. All consultants and guests, except for counsel, left the meeting at the commencement of the executive session.
- Next Regular Meeting  
The next regular meeting will be **August 14, 2018, 7:00 PM** at the Association's business office.
- Adjournment  
**David Hoffmann** adjourned the meeting at **8:26 PM**.

Minutes prepared by Jeff Villnow, Secretary.