

Ames Lake Water Association

Board of Directors Meeting October 9, 2018

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 (ALWA) at 7:00 PM on October 9, 2018 in the Association's business office. The following Board members were present in addition to Mr. Hoffmann: Sherri Zucker, Mark Freeman, Merlyn Blue, Michael Bicak, Kevin Guiberson, and Jeff Villnow. Also present: Bob Pancoast, ALWA operations manager; Kristina Myers, ALWA Business Manager; Dick Jonson, Jonson and Jonson; ALWA members Steve Smith and Johnny Baginley (Heather Knoll Home Owner Association); and ALWA member Deborah Besmer.

- Changes or Additions to Agenda

None.

- Business from the Floor

ALWA member Deborah Besmer expressed concerns with her higher than expected water usage in September of 2017 and 2018 and asked for clarification on how water meters are read. The Board reviewed water usage data provided by Kris, advised Ms. Besmer on how the meters function and are read, suggested possible causes of the relatively higher readings in September of the past two years, and outlined ways that she could test her irrigation system.

ALWA members representing the Heather Knoll HOA requested water loss relief related to leaks in their common area irrigation system during the summer of 2018. Kris compiled the relevant water usage and bills for June through September 2018 and calculated three possible adjustment options for the Board's consideration.

Ms. Besmer and the Heather Knoll representatives left the meeting at 7:47 pm. The Board reviewed the Heather Knoll water usage data and three possible adjustment calculations prepared by Kris all of which were based on interpretations of the existing water loss adjustment policy. After discussion, the Board concurred that calculation A was appropriate under the circumstances.

- Consent Agenda

The Board reviewed contents of the Consent Agenda, containing:

- Minutes of the September Board meeting,
- Membership Transfers,
- Water Loss Adjustments and,
- Aging Accounts.

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

- Financial Reports and Membership Count

- Checklist & EFT Approval

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

- Consultant Reports
 - Jonson & Jonson - None
 - Gray & Osborne - None

- System Manager Report

Robert presented system updates:

- Water usage was in the normal range for September;
- Unaccounted for water was 5.5%
- Office Complex Landscape Project – David Hoffmann noted that some plants in the approved community service landscape budget will not be available at local nurseries until the spring of 2019. The Board recommended that the project proceed this fall with locally available plants, and then finish in the spring when other plants become available again.
- King County Franchise/ROW - on Aug 1 the KC superior Court issued an oral ruling granting judgement to water, sewer, and electric utilities that KC can not charge the utilities rent for ROW access. On Sept 4, a formal order reflecting the court's decisions was signed. The county appealed the decision directly to the WA Supreme Court.
- ALWA Annual Meeting Feedback – 45 individuals (including Board) attended the annual meeting in September. Member feedback was positive. The 2019 annual meeting will also be the Association's 50 year anniversary.
- Glyphosate Testing – The Vista well was resampled for determine and document background levels of glyphosate at the Vista site. The Sample came back from the laboratory as non-detectable.
- Water System Plan - G&O finalized responses to comments received from all agencies, completed a final edit of the WSP, and submitted the final WSP to the Department of Health and King County. Final King County approval is not expected for another 3-6 months.

Michael moved to approve the final 2018 Ames Lake Water Association Water System Plan, incorporating comments received from WDOH, WDOE, and King County. The WSP was presented at a public meeting on September 17, 2018 at the ALWA offices. Merlyn seconded. All approved.

Michael moved to approve the water efficiency goals presented in the final WSP. Mark seconded. All approved.

- ALWA Office/Shop – all “punch list” items from the County inspector have been addressed. Final revised building plans and documents have been submitted to King County. An update from the KC inspector on the status of the final occupancy permit was requested.
- Emergency Generator Pump Project – Bob updated the Board on the status of the emergency generator project, including some recommended scope adjustments to simplify the system.

Executive Session - The Chairman announced an executive session at 8:15pm to discuss with counsel litigation matters involving King County. At 8:28 pm, the executive session was concluded and the regular session of the meeting resumed.

Merlyn moved to authorize legal engagement as presented by the law firms of Jonson & Jonson, P.S. and Helsell Fetterman to participate in appellate proceedings with other non-profit cooperative utilities to defend the trial court ruling that invalidated King County's franchise rent rule and ordinance. Mark seconded. All approved.

Business Manager Report

Kristina reported on the following:

- One service was shut-off due to lack of payment. The payment has since been received in full and services was restored.
- The Board reviewed pricing and service options for three alternative merchant and IVR service vendors. Based on Board comments, Kris will get additional clarification on pricing options. Kris requested a final decision by the end of the CY
- The balance of the KeyBank operating account was discussed.
- Sherri reminded the Board that policy and procedures are needed for prospective public after-hours use of the building.
- Board members are encouraged to review web site changes and provide feedback prior to the next Board meeting
- The Board expressed a preference to have the annual Holiday party in January 2019
- Old Business – None
- New Business- None
- Business from the Board – None
- Review of Action Items – None
- Next Regular Meeting
The next regular meeting will be November 13, 2018, 7:00 PM at the Association's relocated business office.
- Adjournment

David Hoffmann adjourned the meeting at 9:15 PM.

Minutes prepared by Jeff Villnow, Secretary.