

**Ames Lake Water Association
Board of Directors Meeting January 9, 2024
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 January 9, 2024. The meeting was conducted at the ALWA business office with some Board members participating via teleconference. The following Board members were present in addition to Mr. Hoffmann: Sherri Zucker, Mark Freeman, and Merlyn Blue.

Also present: Jeremy Reier (ALWA System Manager), Christine Lemons (ALWA Business Manager), Keenan Ferar (Gray & Osborne) and Richard Jonson (Jonson and Jonson).

- Changes or Additions to Agenda - None.

- Business from the Floor. None

- Consent Agenda

The Board reviewed contents of the Consent Agenda, containing:

- Minutes of the December 12, 2023 Board Meeting,
- Membership Transfers,
- Water Loss Adjustments, and
- Aging Accounts.

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

- Financial Reports and Membership Count

Sherri moved to approve the check list. Merlyn seconded. All approved.

- Consultant Reports.

- Jonson & Jonson. None.
- Gray & Osborne. Keenan reviewed the G-O rate study issued in November. Lengthy discussion followed.

- System Manager Report

- Water usage and unaccounted for water was reviewed. Jeremy provided updated charts with gallonage figures and reviewed system maintenance and repair activities.
- Jeremy noted that the Carnation well communication and control issue is repaired and that the Sonitrol security system at TBPS is installed and on-line; discussed the status of a member's plans to short plat property on Ames Lake Road; briefed the Board on a main water line break in the Heather Knoll area; discussed the Association's flushing program; and reviewed maintenance improvements made to water sampling stations.
- Jeremy discussed potential issues with the Daniels Ranch Well identified during meter repair activities.

- Business Manager Report
 - Christine provided updates on office activities, banking, cash flow, accounts receivable, budget vs actual status and loan balances. She described a recent incident of bank fraud and steps taken to identify the cause and better protect ALWA accounts.
- New Business – None.
- Business from the Board – None.
- Review of Action Items – None.
- Executive Session – None.
- Adjournment
 - David Hoffmann adjourned the meeting at 9:23 pm

Minutes prepared by Jeff Villnow, Secretary.