

**Ames Lake Water Association
Board of Directors Meeting December 12, 2023
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 December 12, 2023. 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, Michael Bicak, Merlyn Blue, Mark Freeman, and David Beecher.

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 November 14, 2023 Board Meeting,
- Membership Transfers,
- Water Loss Adjustments, and
- Aging Accounts.

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

- Financial Reports and Membership Count

- Check List & EFT Approval

Mark 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 Use, Maintenance and Repairs
 - Water usage and unaccounted for water was reviewed. Jeremy provided updated charts with gallonage figures and reviewed system maintenance and repair activities. He stated that Keith received his WDM 1 certificate from the State. He stated that the owner of five lots on the east side of 269th Ave NE is ready to proceed with a developer extension agreement. He presented updated Rules which were reviewed. Additional minor edits were made during the meeting. He reviewed the status of the Association's permitted and certificated water rights. Opt out documents were filed on the PFAS litigation.

Sherri moved to approve a developer extension agreement for the 269th Ave NE water main extension project subject to proper submission of the Association's standard form and fees. Merlyn seconded. All approved.

Mark moved to approve the Association's updated Rules as presented and edited during the meeting. Michael seconded. All approved.

- Business Manager Report
 - Christine provided updates on office activities, banking, cash flow, accounts receivable, budget vs actual status and loan balances. She reviewed a non-participator situation in which the applicable parcel was purchased in 2016 with no notice to the Association, although there was a prior inquiry from the person, Greg Garske, that ultimately purchased the parcel that amortization and depreciation charges would be commence on the purchase. She stated that it is still a vacant lot, and that past-due charges were calculated and charged to date after the Association became aware of the purchase. The Association had not issued a prior bill for the charges as they were unaware of the purchase. Mr. Garske has requested the Association waive or partially waive the back amortization and depreciation charges. She stated there are only a few non-participator situations left. Discussion followed concerning lawful methods to conclude non-participator situation or convert them to non-user status. Discussion resumed concerning the Association's billing rate tiers and additional analysis that may be needed from Keenan.

David H. moved to authorize the past due interest and penalties be waived, from 10/2016 to current however the past accumulated amortization and depreciation will be paid by Greg Garske. Dave B. seconded. All approved.

David H. moved to authorize an increase in the previously authorized approval for rate study services from Gray & Osborne to an amount not to exceed \$25,000. Michael seconded. All approved.

- New Business – None.
- Business from the Board – None.
- Review of Action Items – None.
- Executive Session – None.
- Adjournment
 - David Hoffmann adjourned the meeting at 10:31 pm

Minutes prepared by Richard Jonson, counsel.