

**Ames Lake Water Association  
Board of Directors Meeting  
November 12, 2024  
6:00 PM**

**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 6:01 PM on November 12, 2024. The meeting was conducted at the ALWA business office. The following Board members were present:

- David Hoffmann (President)
- Jeff Villnow (Vice President)
- Sherri Zucker (Treasurer)
- David Beecher (Secretary)
- Michael Bicak (Remote)
- Merlyn Blue
- Ron Hopper

Also present:

- Jeremy Reier (Water System Manager)
- Christine Lemons (Business Manager)
- Richard Jonson (Counsel)
- Judo Lata (Guest Engineer)
- Keenan Ferar (Engineer)

## Changes or Additions to Agenda

- Review and approve IRS Form 990

## Business from the Floor

- None

## Consultant Reports

- Keenan Ferar: Keenan reported on the progress of the Emergency Response Plan for ALWA. He introduced Judo, a newer engineer from G-O who attended the meeting to gain experience. Keenan also went through the Emergency Response Plan, consisting of: 1. Regulatory Requirements and System Background, 2. Command Structure, Organization & Communication, 3. General Emergency Response Action Plans, 4. Facility Specific Emergency Response.

## Management Reports

System Manager Report:

- Water loss was up slightly by 0.1%.
- Daniels Ranch still has some check valve issues.
- Worked on the roof and generator shack.
- Looking to do some tank maintenance next year.
- Looking ahead: 40th Main replacement design.

- T-Mobile recently visited our site for a 10G upgrade survey.
- Survey around the lake for future water main/utilities.
- Awaiting SEPA determination from King County for Dept. of Health to approve Water System Plan Amendment.
- LCGRR Report Filed
- Annexation of 4 parcels completed
- Ordered 52 water meters.

## Business Manager Report

- Christine updated the board on office activities, banking, cash flow, accounts receivable, budget to actuals income and expenses and loan balances.
- There was discussion of the 1<sup>st</sup> Security Construction loan annual lump payment. This has been tabled as we gather more information.
- Recommended separation from Retail Lockbox due to increasing use of direct electronic payments from customers; Board approval will be requested at the appropriate time.

## Consent Agenda

The Board reviewed contents of the Consent Agenda, containing:

- Minutes of the October 2024 Board Meeting
- Membership Transfers
- Water Loss Adjustments
- Aging accounts

Motion to Approve Consent Agenda: Merlyn Blue motioned; Ron Hopper seconded. All approved.

## Financial Reports and Membership Count

Motion to Approve Checklist: Sherri Zucker motioned; Merlyn Blue seconded. All approved.

Motion to approve IRS Form 990: Sherri Zucker motioned; Merlyn Blue seconded. All approved.

## New Business

None

## Business from the Board

None

## Review of Action Items

None

## Adjournment

David adjourned the meeting at 8:27 pm