

Ames Lake Water Association Board of Directors Meeting
March 11, 2025
6:00 PM

Meeting Minutes

Call to Order

Jeff Villnow called to order the regular meeting of the Board of Directors of Ames Lake Water Association (ALWA) at 6:04 PM on March 11, 2025. The meeting was conducted at the ALWA business office. The following Board members were present:

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

Also present:

- Jeremy Reier (Water System Manager)
- Christine Lemons (Business Manager)
- Keenan Ferar (Consultant)
- Richard Jonson (Counsel)

Executive Session

The board entered executive session 6:05 pm to discuss with counsel franchise compensation negotiations with King County. The executive session was concluded 6:10

Changes or Additions to Agenda.

- Merlyn motioned for Gray & Osborne to apply for grant loan
Michael seconded, all approved.
- Michael motioned for Jeremy to sell an unused water tank,
Merlyn seconded, all approved.

Business from the floor. None

Consent Agenda

The Board reviewed the contents of the Consent Agenda, containing:

- Membership Transfers
- Water Loss Adjustments
- Aging accounts

Motion to Approve Consent Agenda: Sherri motioned; Merlin seconded. All approved.

Financial Reports and Membership Count

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

Keenan Ferar discussed various funds and grants that may help with upcoming projects. G-O will prepare at no cost. Mr. Hoffmann joined the meeting at 6:20 pm.

Management Reports

System Manager Report: Jeremy reported on the following:

- Water Loss: 33.8% (up 5.6%) a main break was found and repaired at East Ames Lake Drive
- Another break was found on 34th & 277th PL
- Purchased and built Equipment for Emergency Response: Cots, Medical Supplies, and constructed an emergency water service manifold.
- Reviewed 2025 and 2026 Projects:
 - Upgrade air vents and access hatches for Storage Tanks.
 - Sealcoat/Lining for Tolt Tank #1 top.
 - CIP Water Main Replacement Project D-12 40th St.
 - Iowa Fire Hydrant Replacements.
 - Paint Daniels Ranch Well & Generator Buildings.
 - Add concrete pads & earthquake straps to propane tanks.
 - Continue Blow off Assembly & Air Release valve replacement program.

Business Manager Report: Christine reported on the following:

- Updates on office activities, banking, cash flow, accounts receivable, budget-to-actual status, and loan balances.
- In House Check Processing is going great.
- Closed Chase CD to have funds ready for the upcoming Capital Improvement Projects.
- Reviewed 2026 Draft Budget

New Business

- None

Business from the Board

A motion was made to contract with Vine Dahlen for the 2025 audit at a fee of \$22,500.

Motion made by Sherri; seconded by Michael. All approved.

Review of Action Items

- None

The Board entered executive session 7:48 to discuss employee wages. Keenan exited the meeting. The executive session was concluded 8:02pm

Discussion followed concerning rate adjustments to take effect in April.

Adjournment

Jeff Villnow adjourned the meeting at 8:21 PM.