

Ames Lake Water Association Board of Directors Meeting

July 9th, 2025

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 6:02 PM on July 9th, 2025. The meeting was conducted at the ALWA business office. The following Board members were present:

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

Also present:

- Jeremy Reier (Water System Manager)
- Christine Lemons (Business Manager)
- Richard Jonson (Counsel)
- Keenan Ferrar, Engineer (Remote)

Changes or Additions to Agenda

- None.

Business from the Floor. None

Consent Agenda

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

- Minutes of June 10th, 2025 and June 26th, 2025 (special), Board meetings.
- Membership Transfers
- Water Loss Adjustments
 - Account 50441 submitted a request for a water adjustment appeal. The board discussed the situation; the account holder did not appear, and no new information was provided. The original decision stands.
- Aging accounts

Jeff Villnow moved to approve the Consent Agenda, Ron Hopper seconded the motion, and it was approved unanimously.

Financial Reports and Membership Count

- *Motion to Approve Checklist: Jeff Villnow motioned, and Michael Bicak seconded. All approved.*

Consultant Reports: None

Management Reports

Business Manager Report: Christine reported on the following:

- Updates on office activities, banking, cash flow, accounts receivable, budget-to-actual status, and loan balances.
- Auditors will be onsite 7/15/25
- President's letter is complete and will be mailed out on or before 7/27/25.
- New bank account for loan funds at 1st Security Bank of WA.
- The Association's UEIN, FSD, and SAM registrations are current and in good standing.

System Manager Report: Jeremy reported on the following:

- Water production: 7.5M gallons (↑ 2.6 million from March)
- Water loss: 3.8% (Down 1.4%)
- Interior cleaning of Tolt Tank #3 & #4, Carnation Tank #2 completed.
- Carnation Tank #1 and #2 clearing & grading work ongoing.
- Annual generator service completed for Vista Booster Station & headquarters.
- Daniels Ranch generator offline; Tolt Booster generator is new for D2Energy.
- Hired son for part time summer maintenance (no objections).
- Door hanger notice to be replaced with new final notice letter. First notice letter will be customized for member attention.
- Member paving remainder of 290th Ave.
- Reviewed potential future water main extension.
- Union Hill – 40th Street Main Replacement: design and joint trench contract sent to Tanner & Comcast; project could start as early as September.
- ADU discussion.

Old Business. None

New Business None

Review of Action Items

- None

Adjournment

- David Hoffmann adjourned the meeting at 7:48 PM.