

Ames Lake Water Association Board of Directors Meeting

Dec 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 6:03 PM on Dec 9th, 2025. 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)
- Merlyn Blue

Also present:

- Jeremy Reier (Water System Manager)
- Christine Lemons (Business Manager)
- Richard Jonson (Counsel) Remote
- Keenan Ferar (Consultant) Remote
- Stephanie Allen (Guest) (member/board candidate)

Changes or Additions to Agenda

- Stephanie Allen shared her Bio with us.

Business from the Floor.

- None

Consent Agenda

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

- Minutes of November 11th, 2025, Board meeting
- Membership Transfers
- Water Loss Adjustments.
- Aging accounts
- Merlyn Blue moved to approve the Consent Agenda, Sherri Zucker seconded the motion, and it was approved unanimously.

Financial Reports and Membership Count

- Motion to Approve Checklist: Sherri Zucker motioned Jeff Villnow seconded. All approved.

Consultant Reports

- Keenan Ferar went over Construction Costs 2024 – 2026 versus plan

Management Reports

Business Manager Report: Christine reported on the following:

- DWSRF loan status update provided
- Dental insurance renewal rates increased by 20%
- Board of Directors compensation will be adjusted effective next month in accordance with RCW 57.12.010
- Notices of intent to cancel membership sent; hearing scheduled for February 10, 2026
- Code of Conduct presented; board vote required
- Code of Ethics and delinquent account policies to be reviewed at next meeting
- Merlyn Blue motioned, and Sherri Zucker seconded, to approve the code of conduct as presented. All approved
- Reviewed CISA Cybersecurity Report (No critical or high vulnerabilities reported)

System Manager Report: Jeremy reported on the following:

- Water production: 4.6M gallons (down 0.1 million from last month)
- Water loss: 7.8% (Up 0.1%)
- Leak Detection (ongoing)
- Meter Replacements
- Still organizing old documents
- System wide site cleanup
- Leak repair @ 52nd Booster Pump Station
- Ordering a delete kit and tuner for the Dodge to improve power and fuel economy

Old Business.

- None

New Business

- Jeff Villnow moved, and Sherri Zucker seconded, to pay down the business loan by \$200,000. Motion approved.

Review of Action Items

- None

Adjournment

- David Hoffmann adjourned the meeting at 7:39PM.