

Ames Lake Water Association Board of Directors Meeting

Nov 11th, 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 Nov 11th, 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)
- Michael Bicak
- Merlyn Blue

Also present:

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

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 October 14th, 2025, Board meeting
- Membership Transfers
- Water Loss Adjustments.
- Aging accounts

- Michael Bicak moved to approve the Consent Agenda, Merlyn Blue 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 reviewed potential threats to the water system and discussed the risk and resiliency assessment.

Management Reports:

Business Manager Report: Christine reported on the following:

- Reviewed edited Code of Conduct- adding a signature line. Will have board sign at the 12/9/25 meeting
- Draft 990 final review completed. Accountant will e-file.
- 1st Security CD has been extended for 6 months at a new rate of 3.76%.
- Reviewed CISA Cybersecurity Report (No critical or high vulnerabilities reported).
- Discussion was had on additional payment to construction loan- tabled until 12/9/25 meeting.

System Manager Report: Jeremy reported on the following:

- Water production: 4.5M gallons (down 1.4 million from last month)
- Water loss: 7.7% (Up 1.8%)
- Excavator and valve exerciser maintenance completed
- Upgraded a 240V Shop Outlet from 30A to 50A for welder
- Continuing to organize and archive old documents
- Purchased single-unit washer/dryer for operator use
- Exploring Source Protection Grant(s) for securing ALWA facilities
- Keith is now a certified Cross-Connection Control Specialist

Old Business:

- None

New Business:

- Michael Bicak motioned, and Merlyn Blue seconded, to increase the amount previously authorized for the purchase of a single-unit washer/dryer from \$2,000 to \$2,299.99 plus tax. All approved.
- Merlyn Blue motioned, and David Beecher seconded, to approve a \$1.00 per hour raise for Keith for obtaining Cross Connection Specialist certification. All approved.

Review of Action Items:

- None

Adjournment:

- David Hoffmann adjourned the meeting at 7:40PM.