

Ames Lake Water Association Board of Directors Meeting

Feb 10th, 2026

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 6:05 PM on February 10th, 2026. 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 (Remote)
- Stephanie Allen

Also present:

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

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 January 13th, 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:

Jeff Villnow moved to approve the checklist, Merlyn Blue seconded the motion and it was approved unanimously.

Consultant Reports

- Keenan Ferar reported that ALWA was approved for the DWSRF Loan in the amount of \$10,100,000 for design construction and permitting of the water main replacement project around Ames Lake. Christine will enroll in DOH training to learn how to administer the loan.

Management Reports

Business Manager Report: Christine reported on the following:

- Two non-responsive accounts subject to membership cancellation notices remain under review: Account #1203 and Account #1097. Discussed in detail below.
- The Board was provided with the Code of Ethics signature page for completion during the meeting.
- A review of the Association's business insurance audit resulted in an annual premium reduction of \$141.
- The CISA cybersecurity assessment report was reviewed, with no critical or high vulnerabilities identified.
- Property Tax exemption has been filed for 2026.

System Manager Report: Jeremy reported on the following:

- Water production: 4.5 million gallons, consistent with the previous month.
- Water loss: 9.6%, an increase of approximately 3.8%.
- A major water leak was identified on Tolt Hill and repaired. Excavation and repair work were completed to restore the affected line.
- Excavator maintenance issues were reported, including a failed digital monitoring display and worn rubber track pads requiring replacement.
- The American Hills chlorine analyzer was serviced as part of routine system maintenance.
- Staff is evaluating a cellular meter reading system upgrade, including transmitter upgrades, cellular service costs, and cloud-based software options for member usage monitoring.
- PFAS sampling will be covered by the Department of Health this year.
- IT/SCADA infrastructure updates included VPN security and installation of new server hard drives.
- Review of standard operating procedures to be added to an upcoming Board meeting agenda.
- New logo alternatives reviewed (no decision).

Old Business.

- None

New Business

- Customer Account #1203: The subject parcel is for sale. No decision was made to cancel the membership, but the cancellation process remains pending. The Board directed staff to send a certified letter to the customer regarding the outstanding balance and potential cancellation of membership. A separate generic letter will be sent to the real estate agent that does not disclose the account balance.
- Customer Account #1097: The Board directed staff to contact the customer and offer a 12-month payment plan to resolve the outstanding balance. The membership cancellation proceeding will remain in effect. If the payment plan is not honored, the customer's membership may be revoked.

- The Board entered Executive Session at 9:20 PM to discuss personnel matters. Mr. Keenan and Mr. Jonson exited the meeting. The Executive Session ended at 10:02 PM and the regular session of the meeting resumed.

Review of Action Items

- None

Adjournment

- David Hoffmann adjourned the meeting at 10:02 PM.