

## Ames Lake Water Association Board of Directors Meeting

Jan 13th, 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 6:02 PM on January 13th, 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)
- Michael Bicak
- Merlyn Blue
- Stephanie Allen

#### Also present:

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

#### Changes or Additions to Agenda

- None.

#### Business from the Floor

- Discussed Rule 30 regarding Accessory Dwelling Units (ADUs) and their potential impact on future water usage; topic tabled pending further studies and reports

#### Consent Agenda

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

- Minutes of December 9th 2025, Board meeting
  - Membership Transfers
  - Water Loss Adjustments.
  - Aging accounts
- Merlyn Blue moved to approve the Consent Agenda, Jeff Villnow 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

- None

## Management Reports

Business Manager Report: Christine reported on the following:

- Payroll: Year-end payroll closing in progress; 1099s to be issued by January 31, 2026
- Delinquent memberships: Two Intent-to-cancel hearings scheduled for February 10, 2026
- DWSRF loan: Loan status update provided; coordination with King County ongoing
- Construction loan \$200,000 payment made
- Code of Ethics reviewed
- 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: 5.7% (Down 2.1%)
- Well issues:
  - Vista Well Pump #2 experiencing vibration; evaluation pending
  - American Hills well capacity continues gradual decline
- Maintenance: Ongoing system and equipment maintenance activities
- Regulatory / reporting: Annual usage and metering data submitted; EPA R&R assessment deferred due to population threshold
- Metering system: Existing software support extended; cellular upgrade options under review
- SCADA: Communications outage occurred and has been resolved
- Capital projects: 40th St. Main Replacement moving toward bid phase (spring timeframe)

Old Business.

- None

New Business

- Adoption of the Code of Ethics (dated November 22, 2011, Revision 1.2). Motion by Michael Bicak, seconded by Merlyn Blue; motion approved unanimously.
- Motion to add Stephanie Allen as a Board member to fill the vacant seat. Motion by Jeff Villnow, seconded by Merlyn Blue; all approved.

Review of Action Items

- None

Adjournment

- David Hoffmann adjourned the meeting at 8:15 PM.