

## Ames Lake Water Association Board of Directors Meeting

April 14th, 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 6:04 PM on April 14th, 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 (Engineer)
- Kai Cheng (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 March 10th, Board meeting
- Membership Transfers
- Water Loss Adjustments
- Aging accounts

Merlyn Blue moved to approve the Consent Agenda, Michael Bicak seconded the motion, and it was approved unanimously.

#### Financial Reports and Membership Count

Motion to Approve Checklist: Sherri Zucker moved to approve the checklist and Merlyn Blue seconded. All approved.

## Consultant Reports

- None

## Management Reports

Business Manager Report: Christine reported on the following:

- Business office updates included CUSI cloud backup, website updates, and advertising for engineering consultant Statements of Qualifications.
- FY2027 rates have gone into effect as of 4/10/2026.
- A membership cancellation was completed for account number 51097, and notice was sent to the member by certified mail.
- Audit field work has been scheduled for July 8th.
- ALWA short-term disability benefits proposed revisions were presented for Board review. Christine will meet with Michael Bicak and David Beecher to revise procedure and present it to the board next month.
- The CISA cybersecurity assessment report was reviewed. No vulnerabilities were found.
- The FY27 draft budget and cash-flow projections were presented for Board review.

Michael Bicak moved to approve the budget as presented and Merlyn Blue seconded. All approved

System Manager Report: Jeremy reported on the following:

- Water production was 4.5 million gallons, up approximately 100,000 gallons from the prior month.
- Water loss was 8.6%, up approximately 2%.
- The annual Water Use Efficiency Report was submitted to DOH.
- The planned meeting with Councilmember Sarah Perry has been delayed by her office due to urgent matters on her schedule.
- Verizon continues to investigate the January cellular outage that affected our remote SCADA modems.
- Site surveys were completed for American Hills and Daniels Ranch.
- Well #2 is awaiting air lift cleaning.
- An update was provided on the SIT drought project and potential storage strategies during high river-flow periods.
- The trademark application for the new ALWA logo has been submitted.
- ALWA is waiting for State trademark registration approval before printing logos for trucks and office use. The Board concurred in proceeding with installation.
- Leak location and related maintenance work were shown.
- Concern was noted regarding power and water utilities being located side by side.
- Source Water Protection Grant planning was reviewed, including quotes for gates, fencing, surveys, and security cameras at Vista, Daniels Ranch, and American Hills well sites.
- ALWA will be required to pay project costs up front with reimbursement through the DOH grant.
- The 40th St. main replacement project was reviewed, including an in-person meeting with Tanner and Comcast.
- Comcast is pursuing a different internal management approach to fund and participate in the 40th St. main replacement project.
- The joint trench agreement was finalized and delivered to Tanner Electric and Comcast for signatures. Tanner Electric has signed and delivered the agreement.
- Budget/project cost information was reviewed for proposed new garage/storage facility.
- SCADA Software options were reviewed, including consolidating the three existing programs into a single system with no subscription fees and possible virtual server setup.

Old Business.

- None

New Business

- None

Review of Action Items

- None

Adjournment

- David Hoffmann adjourned the meeting at 8:05 PM.