

Ames Lake Water Association Board of Directors Meeting

March 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 6:07 PM on March 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)
- Michael Bicak
- Merlyn Blue
- Stephanie Allen

Also present:

- Jeremy Reier (Water System Manager)
- Christine Lemons (Business Manager)
- Richard Jonson (Counsel)
- Keenan Ferar (Engineer) Remote
- Tom Johnston (IT 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 February 10th, 2026 Board meeting
- Membership Transfers
- Water Loss Adjustments.
- Aging accounts

Sherri Zucker moved to approve the Consent Agenda Merlyn Blue seconded, and the motion was approved unanimously.

Financial Reports and Membership Count

Motion to Approve Checklist: Merlyn Blue moved to approve the checklist; Sherri Zucker seconded, and the motion was approved unanimously.

Consultant Reports

- Gray & Osborne: Keenan Ferar provided an update on the \$10,100,000 DWSRF loan for design, construction, and permitting for CIP Projects D7 and D14. He noted that an RFQ for engineering services may be required as part of the process for accessing the loan funds.
- Systems Interface: Tom Johnston reviewed the Association's IT setup and security, including the reliance of PLCs on cellular security, possible future use of LoRaWAN, and server and PC backup practices.
- Jonson & Jonson: Dick discussed the King County franchise matter and water purveyor comments to a proposed County ordinance changing water system plan review aspects.

Management Reports

Business Manager Report: Christine reported on the following:

- Reviewed membership cancellation proceedings on two non-responsive and delinquent accounts. She recommended that final action on the Alvarez membership proceedings be deferred because the parcel is being actively marketed for sale. If the parcel is sold, it is anticipated that the delinquency will be cured through the closing process. She reviewed discussions with Haburay family members regarding the delinquency of the Harburay parcel. They declined on Ms. Haburay's behalf to make any payments or enter a deferred payment arrangement. There are no plans to sell or develop the parcel currently and no apparent ability to pay past due or even current charges. The parcel contains a storage structure. The delinquent charges exceed the amount presently due. The provisions of Rule 22 were discussed.

Merlyn Blue moved to cancel Haburay membership #1097 (attributable King Co. TPN 0203100575, 3267 E. Ames Lake Lane NE, Redmond WA) in accordance with Rule 22 and authorizing management to write off all past due amounts in excess of the \$2,000 amount originally paid for the membership. Sherri Zucker seconded the motion. After discussion, the motion was approved with 6 directors voting in favor and Mr. Beecher voting no.

- Presented ALWA short-term disability insurance change proposal based on changes to insurance coverage. A tentative consensus is to have ALWA cover up to 12 weeks of an employee's wages to the extent not covered by PFML including the probationary period under PFML but the Board requested management to prepare an amendment to the ALWA personnel handbook for review and decision at the next Board meeting.
- Mr. Hoffmann exited the meeting at 8:23 pm. Mr. Villnow took over as chair.
- Reviewed the CISA cybersecurity assessment report (all looked good)
- Presented the FY27 draft budget and lengthy discussion followed.

System Manager Report: Jeremy reported on the following:

- Reported water production of 4.4 million gallons, down approximately 100,000 gallons from the prior month.
- Reported water loss of 6.7%, down 2.9%.
- Vista Well #2 work/update was presented.
- Maintenance activities included installation of a light bar and new monitoring screen on the mini-excavator, reinforcement welding on the dump trailer support stands, replacement of a failed solenoid valve at Carnation Well for the sand separator, and replacement of a failed check valve for Vista Well #1.
- Reported that the Chevy requires a new rear differential; repair is under warranty.
- Leak location was identified on 298th PL NE and repair work was shown/presented.

- Fire hydrant 85-002 repair/replacement update was presented.
- Presented information and cost comparisons for Itron Temetra Essentials and Itron Temetra Advanced cellular & fixed network meter reading systems.
- Noted that the Advanced meter reading system includes a customer portal, supports third-party sensors, stores more historical data, and can estimate usage for billing purposes.
- Reported work on standard operating procedures (SOPs) and system documentation updates.
- Upcoming work includes completing the American Hills and Daniels Ranch survey for security fencing/cameras, submitting a Source Water Protection Grant application, and continuing planning for the 40th St. main replacement project.
- Reported that Councilmember Perry has agreed to meet sometime in April.
- Upcoming emergency response drills/training will include cybersecurity, E. coli, and earthquake scenarios.
- For the 40th St. main replacement project, plan is to go out to bid April 14, submit the King County permit this month, and continue coordinating with Comcast on participation in the project.

Old Business.

- None

New Business

- Christine presented Vertical Bridge / VB Acquisitions' offer to purchase the ground rights under the Verizon cell tower and reviewed the payment options. The Board declined to respond to the proposal.

Review of Action Items

- None

Adjournment

- Jeff Villnow adjourned the meeting at 9:29 PM.