

Ames Lake Water Association Board of Directors Meeting
August 11th, 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 6:09 PM on August 11th, 2026. The meeting was conducted at the ALWA business office.

The following Board members were present:

- David Hoffmann (President)
- Sherri Zucker (Treasurer)
- David Beecher (Secretary)
- Michael Bicak
- Stephanie Allen

Also present:

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

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 the July 14th Board meeting
- Membership Transfers
- Water Loss Adjustments
- Aging accounts

Michael Bicak moved to approve the Consent Agenda, Sherri Zucker seconded the motion, motion was approved unanimously.

Financial Reports and Membership Count

Motion to Approve Checklist: Sherri Zucker moved to approve the checklist, Michael Bicak seconded the motion, motion was approved unanimously.

Consultant Reports

Jeremy McFadden of Vine Dahlen reported on the following:

- Presented the annual audit review to the Board.
- Reviewed the audit engagement scope, deliverables, auditor's report, and required communications.
- Reported that no significant issues were noted during the audit review.

Management Reports

Business Manager Report: Christine reported on the following:

- The President's letter was mailed on 7/23/2026.
- The annual 401k audit was completed, and Form 5500 was filed on 7/1/2026.
- Candidate materials for members running for open Board positions are due by 8/15/2026. So far, there are four applicants that will run for three open board positions.
- A delinquent account associated with Member 1203 was reviewed, including the failed property sale and pending membership revocation proceeding.
- The proposed upcoming amortization fee increase related to paying off the First Security Bank of Washington loan was reviewed.
- The Farmer and Betts 401k employee/employer contribution was reviewed, including eligibility and matching rules. Christine recommended maintaining the current plan and the Board concurred.
- The CISA report was reviewed, and no critical or high-severity issues were noted.

System Manager Report: Jeremy reported on the following:

- Water production was 8.0 million gallons, up 1.5 million gallons from the previous month.
- Water loss was reported at 3.67%, down 0.3%.
- The Source Water Protection Grant contract has been signed and approved, and subcontractor proposals have been signed and delivered.
- Source Water Protection Grant reporting and reimbursement deadlines were reviewed.
- The SIT drought project was reviewed, including ALWA's water use and return-to-groundwater calculations.
- The joint trench agreement with Tanner Electric and Comcast was reviewed.
- The meeting with Sarah Perry regarding Ames Lake Road restoration and potential King County participation in paving costs was reviewed.
- Tolt Tank #1 maintenance and improvements were reviewed.
- Carnation Tank #1 maintenance was reviewed.
- John Day Homes development activity near 269th Avenue was reviewed, including utility easement needs.
- The Developer Extension Agreement was reviewed, including added exhibits intended to simplify the process and avoid disputes when finalizing developer projects.

Old Business

- None

New Business

The Board discussed adopting a new Developer Extension Agreement to replace the existing agreement as the Association's standard form. Michael Bicak moved to approve adoption of the new Developer Extension Agreement, subject to final counsel review. Sherri Zucker seconded the motion, and it was approved unanimously.

Review of Action Items

- None

Adjournment

- David Hoffmann adjourned the meeting at 9:16 PM.