

Ames Lake Water Association Board of Directors Meeting

July 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 6:02 PM on July 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)
- Merlyn Blue
- Stephanie Allen

Also present:

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

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 June 9th, 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: Merlyn Blue moved to approve the checklist and Sherri Zucker seconded. All approved unanimously.

Consultant Reports

Keenan Ferar reported on the following:

- Reviewed DWSRF loan details, including contract timing, project schedule requirements, funding draws, reimbursement eligibility, and future payment timing.

- Several rate scenarios were reviewed, including full-loan and half-loan options, accelerated payment options for the existing loan, and timing options for the lake project.
- The rate scenarios included assumptions for the Union Hill/40th Street project, future lake project work, and correcting the depreciation charge inconsistency.
- Keenan reviewed how much pipe replacement could potentially be completed under the project loan, including differences between coordinating with other utilities and performing the work separately.

Management Reports

Business Manager Report: Christine reported on the following:

- A delinquent account associated with a property sale remains pending, with closing expected later in July or early August.
- Vine Dahlen is preparing final audit documents for Board review prior to the auditor presentation at the next Board meeting.
- The Secretary of State annual report has been filed.
- A mini-rate study was completed with Keenan in preparation for the upcoming project loan and payoff of the current loan.
- Vista Well rehabilitation costs were reviewed and are expected to cause a substantial budget variance in the repair category.
- The Farmer and Betts 401k plan amendment will be reviewed.
- Upcoming office calendar items were reviewed, including the auditor presentation, upcoming Board meetings, and the Annual Member Meeting.
- The CISA report was reviewed.

System Manager Report: Jeremy reported on the following:

- Water production was 6.5 million gallons, up 0.6 million gallons from the prior period.
- Water loss was reported at 3.99%, down 1%.
- The Source Water Protection Grant remains under review by DOH, with additional federal subrecipient compliance and reporting requirements noted.
- The Emergency Response Plan is in progress, with emergency response drills planned for fall and winter.
- Well rehabilitation work at Vista was completed successfully, the well was flushed, and the well is back online.
- Summer help has been assisting with maintenance and cleanup work.
- Tolt Tank #1 maintenance needs were reviewed.
- The 40th Street main replacement project remains an upcoming project.
- King County's request for participation in Ames Lake Drive overlay costs was discussed.

Old Business

- None

New Business

- None

Review of Action Items

- None

Adjournment

- David Hoffmann adjourned the meeting at 8:02 PM.