

Ames Lake Water Association Board of Directors Meeting

June 9th, 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 6:10 PM on June 9th, 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
- 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 May 12th, Board meeting
- Membership Transfers
- Water Loss Adjustments
- Aging accounts

Sherri Zucker 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:

- Short-term disability discussion was tabled to the next meeting.
- A delinquent account associated with a property sale is expected to be resolved through escrow.
- Fiscal year closeout was reviewed with the accountant, and the audit is underway.
- Vine Dahlen's field work date was moved up because the office is ahead of schedule.
- A mini-rate study will be prepared with Keenan in connection with the upcoming project loan, including review of amortization and depreciation assumptions.
- Upcoming office calendar items were reviewed, including auditor field work, the president's letter, upcoming board meetings, the draft auditor presentation, and the annual member meeting.
- The CISA report was reviewed.

System Manager Report: Jeremy reported on the following:

- Water production was 5.93 million gallons, up 1.25 million gallons from the prior period.
- Water loss was reported at 4.9%, down 1.6%.
- The Source Water Protection Grant application is currently under review. If awarded, the project would include security fencing, gates, and cameras for the Daniels Ranch and Vista sites. Automated gate scheduling is currently 7–8 months out, and the project completion deadline is June 30, 2027.
- The 2025 Annual Water Quality Report / Consumer Confidence Report has been prepared.
- IT and network backup work was reviewed, including new PC configuration, server hard drive and firmware updates, VM backup work, NAS mirror synchronization, Veeam daily backup and replication setup, cloud backup protection, and SonicWall firmware updates.
- Verizon signal strength was reviewed and reported as very good.
- PumpTech subcontracted Charon Drilling for well rehabilitation work. Air lifting was attempted but was not successful, and use of the service pump to remove sediment from the bottom of the well was also not successful. A new plan is being developed.
- A recent fire/emergency response event was reviewed, including related system pressure, flow, and tank-level data.
- Maintenance items were reviewed, including current and future analyzer equipment and meter-related work.
- The 40th Street main replacement project was reviewed. Comcast has responded and is joining the project, bid documents are complete, the King County right-of-way permit application has been submitted, and the project is expected to go out to bid no later than July 1. .
- Tolt Tank improvements were reviewed, including receipt of five new air vents and one new hatch, ordering of a three-part coating for the Tolt Tank #1 roof, exterior tank cleaning, and site cleanup.
- Future development off Ames Lake Road near 269th Avenue was reviewed.
- Upcoming items include G&O survey work around the lake and Ames Lake Road, proposed changes to Rules 30 and 35, emergency response drills, and possible garage construction.

Old Business.

- None

New Business

- None

Review of Action Items

- None

Adjournment

- David Hoffmann adjourned the meeting at 7:30 PM.