

FINAL SVSLB HOA BOARD MEETING 11/18/2022

Meeting held via ZOOM

Present:

Bob Winqvist
Karen Johnson
Norm Ledbetter
Cheri Fillion
Richard Townsley
Nathan Ware
Barbara Bennett
Ed Sheets

Rick called the meeting to order at 9:02 am.

I. VP – Nathan Ware

Nathan first reported on ongoing website issues. We are using wordpress and it crashes periodically. We need to replace it. He thinks we need about \$2000 to redo it.

Motion by Nathan, seconded by Cheri, and unanimously passed to:

Authorize Nathan to find a new web provider to redo our website by December 31, 2022 for a cost no more than \$2000.

There was also a brief discussion of potential land needs and possibilities that was deferred to the planning committee.

II. Planning Committee: Ed Sheets and Barb Bennett

Ed and Barb reported on the \$50,000 we have been granted which allows for us to do an inventory, evaluate the possibility of moving our wells, and possible consolidation of water systems. The grant is through the Office of Drinking Water, Department of Health. The total time to do the study will likely be 18 – 24 months.

III. Secretary's report: Cheri Fillion

Cheri submitted minutes from May 13, 2022 and August 6, 2022. After discussion, the board opted to defer accepting these minutes and they will be looked at further for review to be submitted via email. Nathan will set up an email acceptance system.

IV. Treasurers report: Karen Johnson

- a. Balance sheet. Karen discussed our balance sheet showing a lower cash amount due to maintenance and costs of the new pump. King Water is doing OK but is behind due to personnel changes.
- b. Budget. The variances in the budget sheet will balance out over time. We will have a loss this year consistent with estimates of \$5000 - \$10,000.
- c. We have two bank accounts, one at Heritage at .01% interest and one at US National. Interest rates have changed and she wants to move money to a DC with a better return.

Karen moved, Rick seconded and the board unanimously approved the following motion:

We establish a CD at US National Bank with funds already on deposit in the amount of \$80,000. Cheri Filion and Karen Johnson will be signatories on this CD.

III. Finance: Norm Ledbetter

Norm reported that both the Budget and Audit will take place in the spring.

We will have an operating deficit in the future and this calendar years (2022 – 2023), in the amount of approximately \$5 – 10,000. We need another pump. Normally we would consider a rate increase, but he feels we should await information from the planning commission reports. We should consider a rate increase for 2024. Ed, however, thinks we shouldn't wait and should increase in 2023 as all costs are up.

Norm will consider the need for a possible rate increase.

VI. Operations – Tim

Tim is out of town and Rick did his presentation.

- a. Rick reported there was a recent flush of our system by King Water of which we were not notified and, thus, were unable to notify our users. This has caused damage to one of our users. Tim will take this up with King Water on his return and discuss the need for better communication.
- b. Both generators are operational, one showing wear. Both should be replaced at the same time pre Tim but not yet. We do, however, need to order parts soon due to supply chain issues. Beck is our servicer.
- c. Filtration pod materials are available. King will get to this soon.
- d. The excavation of the bottom quarter of Sun Vista has been filled in, thereby covering the exposed pipes.

VII. Governance – Bob

Bob had no report.

VIII. Conservation: Rick

No new information.

IX. There was no new or old business.

The next meeting will be February 3, 2023 at 9am.

The meeting was adjourned at 10:32 am.