

**Minutes  
Special Meeting  
1 pm on May 23, 2014  
Big Red Barn, Sunlight Beach Road**

The meeting was convened at 1:00 p.m. on May 23, 2014 at the Big Red Barn.

Attendees: Tom Kraft, Boyd Benson, Bob Brown, Bill Countner, John Lovie, Ronda Skubi, and Bob Winquist. Guest: Ed Sheets and Ruth Washton.

**1. Annual Meeting Materials:** Ronda Skubi

- a. CCR report: **Action:** motion and second to put the 2013 Consumer Confidence Report on the SV/SLB website rather than mail it as part of the packet for the annual meeting; motion passed unanimously.
- b. Financial Report and Audit: **Action:** motion and second to put the Financial Report and Audit on the SV/SLB website and make 20 copies that would be available at the annual meeting, rather than mail it as part of the packet for the annual meeting; motion passed unanimously.

The rationale for these actions was to save paper and mailing costs.

**2. Resolution regarding Kohlwes Property:** Planning Committee

The Board discussed the need to take action at the annual meeting regarding the Kohlwes property. This property has been offered for sale and it is important to the Wellhead Protection Program because it is in the five and ten-year influence area. The Board recognizes the importance of protecting the aquifer from contaminants that could adversely affect the Association's drinking water quality. Degradation in the water quality can come from various threats, such as salt water intrusion from over development, contaminants in the soil, spills and seepage of toxic chemicals, and organic material increasing nitrate levels.

**Action:** motion and second to put the following resolution on the ballot for the annual meeting; motion passed unanimously.

*Whereas* the productive assets of the Association that are the source and supply of the water the Association provides to its members are situated on land which is not owned by the Association; and

*Whereas* the Washington State Department of Health-Drinking Water recommends that water systems own the land on which their wells and other equipment are situated in order to protect the aquifer from contaminants, as well as the infrastructure of the distribution system; and

*Whereas* the Board of Directors is aware that the property which sits directly atop the aquifer and on which the Association's two wells, filtration systems and reservoirs are located, 2775 Sunlight Beach Road, Clinton, WA 98236 ("Kohlwes

Property”), is available for sale and that owning the Kohlwes Property, or being able to direct the actions of any potential new owners is in the best interest of the existing 163 property owners within the Association who rely entirely upon the water system as their sole source of drinking water; and

*Whereas* the Board of Directors has determined that the Association should undertake a good faith effort to purchase all or portions of the Kohlwes Property in furtherance of the Association’s protection of the aquifer, well head, and infrastructure which resides under and upon this property;

Therefore, it is hereby ***Resolved*** that the Association’s Board of Directors shall be authorized and empowered by the Association’s Membership as approved by vote of the general Membership on the 28th day of June, 2014, to:

1. Negotiate in good faith to acquire all or portions of the Kohlwes Property of interest to the Association’s Membership to the extent such property can be acquired consistent with the Board’s best exercise of its discretion that the property’s acquisition costs reflect the reasonable true and fair value to the Association’s Membership and in such a manner that reduces to the extent reasonably feasible any costs to be passed on to each Association Member, and
2. Work in good faith to develop an equitable and reasonable allocation of the Kohlwes Property acquisition costs incurred to be assessed each property owner within the Association.

**Action:** motion and second to adjourn the meeting. Motion passed unanimously.

3. Adjournment. 1:55 p.m.

Submitted by:

Ronda Skubi, Secretary