

SVSLB/HOA ZOOM BOARD MEETING
September 7, 2021

Present:

Tom Kraft,
Cheri Filion,
John Lovie,
Richard Townsley, and
Karen Johnson.
Bob Winqvist, and
Tim Hillman

Tom Kraft called the meeting to order at 10: 00am.

1. Secretary's Report: Cheri Filion

The board unanimously approved minutes from the August 7, 2021 Board meeting.

2. Treasurer's report: Karen Johnson

Karen presented the December 2020 through June 30, 2021 balance sheet. She explained that the comparisons to the prior balance sheet show no unexpected, material changes. The detail of the filtration fund shows that from the money received minus that spent leaves a residual of \$77,455.85.

Accounts receivable as of August 2, 2021 has many members owing water fees, however, they were recently billed and the money has not yet been received from all the households, so outstanding balances are not worrisome. Most, if not all, will make timely payments.

The governor has extended the suspension of shut-offs to September 30, 2021. We are in communication with a few account holders. Account #9072 (formerly Watson, now held by a guardian) is being paid. Karen has contacted the guardian to see if they want to have the water shut off but has received no response. She has information that the property is to be auctioned off. We will need to refund the \$250 security deposit when that occurs.

For those in arrears, there is a procedure in place that we first send out a reminder to those 30 days in arrears, then follow-up letters, etc.

Receivables look good. Brenda at King water does a good job.

3. Finance committee: Norm Ledbetter.

There is no report as Norm is unavailable.

4. Operations Committee: Tim Hillman

a. Generator service . This should be done in October. Beck Co., who would do this service, is very busy .

Tim is also waiting to hear from Beck regarding the cost of generator replacement. So far Beck is non responsive, so we are unable to set a budget item for this.

Tim thinks that the life of the generator in question should be OK for several more years. He believes that at one point in the past when the oil was changed, not enough oil was added and so the oil level was low. That has been remedied.

Nevertheless, we still need the cost to get new ones.

b. Well Cleaning – Well #2 is not producing as much water. Ryan Harris is the well cleaner we use – RH Drilling. We are on his agenda. Well #1 was cleaned last year.

c. Grounds Maintenance – maintenance is good.

d. Meters... – he defers to John Lovie.

e. Well #1 leak. A pipe broke was out of commission for a week. We then had to rely entirely on well #2 until #1 was fixed. That is when we discovered the lower production of well #2, especially on weekends.

We need well #2 cleaned to try to remedy and are awaiting very busy contractors.

We are also trying to get the Giswold/Fox's hooked up but can't get King Water to get it done. We haven't heard from King water on this.

5. Compliance Committee- Nathan Ware

We have no report as Nathan is not available.

6. Planning Committee – John Lovie

a. John reported that another issue regarding well #2 is that the chlorine dosing is off. King Water is to look at it. We need chlorine residual for bacteria... It used to be straightforward, but now we are using it for other reasons. It is harder to do and King recently screwed up. As a result, the arsenic level was up. It needs to be fixed.

Well #2 has a 78 gal minimum authorization. We are running it flat out now and it gets dirty quicker resulting in a drop in output. King is alerted that it needs to be cleaned.

Also, the pressure across treatment plants is increased and may need the filter media changed. But for that we need to await well #2 cleaning. This underscores our need to get well #2 new meters. A new meter can drive chlorine dosing which needs to be stable based on pumping. John will bring the back to the board once he has more info. King is super busy and can't easily hire as no place for new workers to live.

b. Life expectancy info is to come. John is working on it.

New loggers were installed so once well #2 is cleaned, John will analyze the data . There are three issues:

- 1). Well #2 cleaning,
- 2). Media replacement,
3. #2 well meter.

John reported that we are probably not back flushing enough in the summer. Pressure sensors across the filtration system show a drop in pressure which could be a problem with the filtration media.

c. Inter-tie agreement – This will be moved to old business.

7. Conservation Committee – Richard Townsley

- a. The Emergency Notification List (ENL) is up to date and current. Notifications will need only a few minutes to get them out.
- b. The ENL is a replacement for the call tree, which can be still used if we need to. Currently, only 5 or 6 customers need us to physically call them, all but one of whom, are in Sun Vista.
- c. Notification protocol for Water Emergency. Anyone can notify a board member of a problem. Once verified by a board member, notification can be sent out. Any board member can request notification of an emergency, but there is a question of who can actually call an emergency?

Discussion followed. Tom says maybe only 2 or 3 members of the board should be authorized to call an emergency. Further, King Water should also be notified.

Tom designated in the following order those on the board who can call an emergency:

Tim Hillman
John Lovie
Tom Kraft

If none of them are available then any TWO members who concur, can call an emergency.

Further discussion questioned what would happen if Rick is not available to access the list. How would we notify our members? To this John noted that most people will just call King Water. There is an emergency plan on our website. John suggested we have a dry run, a table top.

In the meantime, a to do item for Nathan is to make a Google list stored at our Doc site that can be accessed only by board members. Rick will also send a list to each of us and get in touch with Nathan.

Karen suggests this bne a business item for the next meeting. Rick to send us Table Top procedures and we will work on setting up a Table Top exercise regarding our emergency protocol.

8. Governance Committee - Bob Winqvist

Bob had no new to report.

9. Old Business -

- a. Inter-tie agreement. Tom has been in communication with Bob James of the Regional State Office of Drinking water. Our inter-tie agreement is required by law and ours is registered. However, our water is chlorinated and theirs is not. We are compliant for emergency use only.

Tom proposes updating and formalizing our inter-tie agreement. He has a template for doing so. Issues include; do we charge for our water, and, if so, how much, and how much can we afford to give them?

In response to a question, John said we have enough capacity to supply their houses. We all draw from the same water flow down. We need to require back flow prevention, which entails having two pipes for flow either direction. We would need meters and shutoffs that need to be paid for. He said we can specify in an agreement how much water they can have / a limit to what they can get. Also, we don't want to run our pumps at 100% capacity. Currently, we run Well #1 at 33 gal per minute and Well 2 at 78 gal per minute. We need to clean to maintain this capacity.

In sum, we need to make a more formal agreement and define the value of that water.

Ours is a longstanding agreement but we would need to negotiate with them, however, if they refuse, we can refuse to turn the valve on. So they will need to sit down with us.

Karen asked what is their capacity to supply is in an emergency? We have a bigger system with good capability. Theirs is smaller and untreated. A new agreement will define surplus capacity on each side. John thought they are capable of providing to us, at least in winter. In summer, there could be no lawn watering during an emergency. John wants drawings that show what is plumbed to what. This brings us back to our, so far, 2 year wait for a meter for well #2. Tom will make contact.

Regarding a new intertie agreement, Tom wants to have professional legal and other help. John wants drawings to go to an engineer. Our inter-tie predates 1991.

Next steps:

- send Tom any relevant questions,
- Tom to reach out to Bob James the regional engineer for suggestions for professional assistance,
- Tom will reach out to other water companies.

10. New Business -

Bob made a motion to bring lots identified as Geo. Id R32919-347-5050, which are owned by Tom Kraft, into our service area. This motion was seconded by Karen.

Discussion followed. All costs would be born by the property owner. Department of Ecology suggests we would need an engineer to verify capacity. Some of the lots in our service area are not buildable. The County Commissioners would have to approve the change to our boundaries. We would need to know how many hookups and # of septic systems envisioned for that property.

An engineering study will include requirements to add and possibly to estimate the cost.

John showed a map and identified the likely unbuildable lots (10) .
He will get us a list.

The motion was tabled to get more information and will be taken up
again in about 2 months.
The meeting was adjourned at 12:10pm.

Cheri Filion,
Secretary