

SVSLB HOA BOARD MEETING 5/13/2022

Meeting held via ZOOM

Present:

Tim Hillman  
Bob Winqvist  
Karen Johnson  
Norm Ledbetter  
Cheri Filion  
Richard Townsley  
Nathan Ware  
Barbara Bennett  
Ed Sheets

Rick called the meeting to order at 11:02 am.

Ed was welcomed to the board.

I. Secretary's report: Cheri Filion

Cheri submitted minutes from April 9, 2022.

It was moved and seconded to approve the minutes from those dates. After opportunity to discuss, the minutes were unanimously approved.

II. Treasurers report:

Treasurer's Report: Karen Johnson

A. Financial Report: Karen Johnson

Karen reported that our balance is down slightly. Receivables are low. All have been collected.

Liabilities: We owe \$250 security deposit from a prior member. It will be refunded to their estate.

Income: We have an operating loss under \$10, 000. Well #2 maintenance is a planned expenditure.

Meter read: Karen, I really fell down on the job and my notes are not clear on a property that had the owner pass away. Resulting in a \$3,100 bill. Water is now shut off. The son does not live on the property. We may need to provide some credit.

### III. Finance: Norm Ledbetter

The audit committee met on May 10 2022. All was good.

He is working on the 6-year budget. He needs to discuss potential upgrades with Tim and factor them in. He will send out the budget

He noted that filters etc are expensive and we might run low on \$ as generators are expensive.

Ed commented that we need to assess the long-term needs so we have sufficient funds when needed.

Karen said we have a good inventory. She says to review our small system water plan, which is in place. Ed said he has it.

At some point we may need to raise rates. We also have an increase in operating costs. He needs to set up an audit committee meeting and awaits information from Karen to do so. He is also working on the budget.

### IV. Operations: Tim

Well 1`will be cleaned.

Well 2 still not working as there is as yet no replacement part. We have been waiting since January. Hopefully the new pump will arrive this month.

It is unknown what frequency of pulling the pumps and cleaning is needed. It will be \$5000 to pull and clean a pump.

Every 6 months the mains are flushed. The reservoir is flushed on a rotating basis.

There is a 60 - 70% clogged pump. Tim thinks maybe we need to arbitrarily schedule pulling and cleaning the pumps every 5 years. He will consult with Bill Countner who has past experience and may have some advice. Query, was well #2 pulled in the past? Performance was decreasing. Meter and pipe are corroded and rusted. We may need a different schedule for different wells.

Wells will be flushed next Thursday. Rick will send out notification.

He has 2 prices for a new generator. He has a competitive install from Beck and a second from Washington Generators. He will go back and speak to Beck and we will take up at next meeting.

V. Planning: Ed and Barb:

Issues:

1. Aging infrastructure
2. Potential development near our wells
3. Risk of salt-water intrusion. Wells close to a saltwater bay at sea level.

They want to launch a communication plan to inform members so they can be better users. The plan is to send out fact sheets. Karen and Bob will circulate drafts. These fact sheets will be sent out via email except for a few members who do not have email.

A motion was made, seconded and passed unanimously to go forward with this plan.

The other goal is to manage peak season demand. They want information on usage during peak months. Barb has usage per quarter by member. Bob will also touch base with John Lovie and King water on this issue.

Bob sees our current situation as an emergency as we are running with only one pump.

The fact sheet needs to stress that sprinklers, car washing, hot tubs, and house washing should be limited. Tim will get some new flags and we will get a notice to conserve posted.

Ed and Barbara will assess the risks to the system we run, options to protect our water for the future and the need for a streamlined system.

VI. Compliance – Nathan

We have new email addresses. Most of us have been unsuccessful using them. Nathan will help.

Regarding cross connections, Tim Bright does the backflow inspections. He will no longer individually invoice. We will send out the invoices through King Water.

It was suggested that information on this should be posted to the website as well. The next bills go out in July.

Annual meeting: A unanimous decision was made to have the annual meeting via zoom again this year.

VII. Conservation: Rick

Issues of conservation have already been discussed. He will put signs out.

VIII. Governance – Bob

We have covered governance issues. The annual meeting will be via zoom on August 6. at 10:00 am.

IX. There was no new or old business.

The next meeting will be on June 7 at 10 am.

The meeting was adjourned at 12:39 pm,