

Orcas Highland Board Meeting 4/19/2012

Members present: Judy, Ron, Connie, Bea, Denny, Duffy, Lee (on phone), and Carl C.

Judy called the meeting to order at 7:10

WATER was the first order of business. Judy said that recently there had been a lot of drama but everything seems to be fixed now (the upper tank phone line that operates the tank valve went dead, but is now repaired). Carl brought along a map showing the location of the water lines for our reference and said that we have 4 pressure reducers in our system. Carl said that one instance happened a couple months ago on Highlands Dr when a leak was discovered. That leak was repaired, then water started to boil out of the road bank, and that was also fixed. Lee asked if all of our tanks are controlled by phone lines to the pumps. Carl said yes. Judy said we have two phone lines, one for the pump in the pump-house and the other to the pumps at the tanks. Bea said that she has an extra phone to put in the pump-house. Carl said that he has prices to install meters at the tanks to check to see if we have leaks. The cost will be about \$220 to \$250 each with additional labor of about \$200. We are waiting for the establishment of credit to order the parts for the check system at the tanks, and then Carl will install them. We'll need two right away to install in May. Carl said that there was a large leak at "Redwing" on Otter Pond that totaled about \$2400. There is only a stand-pipe and washer & dryer on property. Carl was asked about his assistant and he said that he isn't using him yet. Ron mentioned that Orcas Ex broke the water line when they were working on new service for the Turnoy project. He also was at the pump-house this morning and thought that some of the alders behind it should come down. Carl said that he'd like to have a "water committee" of 2 to 3 people to discuss strategies and possibly meet once per month, and was told by Judy that we already have a water committee. Could meet on the 16th or 17th with Carl if it works with his schedule. Judy said she had one last question regarding the water system, do we want to read the meters more often than we do now. Lee said we should leave it at the present schedule. There was some discussion regarding "drive-by" meter reading system.

Judy asked Lee if he went to an association workshop a few years ago, and Lee said he did, and it was very worthwhile. Ron may want to go to the upcoming workshop.

APPROVAL OF MINUTES. Bea move for approval and Denny seconded and passed by board.

TREASURER'S REPORT. Denny passed out the present budget and said that these were the totals for the fiscal year. He also mentioned that it was necessary to extrapolate the cost of our water on a monthly basis. Judy said that if we need to do any capital improvements it would be important. The savings we will be having in our water costs were discussed, and Lee said we may not want to give the full savings to the user/members. Ron said we should save some of it for system improvements. Judy said that she liked the idea of putting money toward water system repairs. She also said that perhaps we should announce to the membership that

we are designating some of our reserves for future water system upgrades. Judy and Denny talked about having a budget meeting prior to the June General Membership Meeting on the 30th. He said that we could do it by email.

ROADS. Bea passed out some documents relating to proposed repairs to Highlands Drive and Colorado Turnout. They were from Island Ex and Dolittle. She said that Dylan did some engineering work and will send his invoice to Ann. She said that we are so close to getting the whole thing done, and then in 7 years the roads will need to be re-surfaced. Judy asked if we wanted to move to accept the two bids. Ron said that we should wait for 24 hours. Judy then said that we should do it by email and that would give Lee a chance to read the bids. It was decided that we need to have a firm master plan for capital road improvements.

WETLANDS. Bea said that the county did ask to come onto our common area for an evaluation and we said no. If some of our area is designated as wetlands we may come under their jurisdiction. Denny mentioned that some of our roadside ditches run into the area in question. It was decided that we should have one of our members, Brian Ehrmantrout, come talk to the board about the CAO and maps.

The importance of contacting our members in an emergency was brought up. Bea mentioned that we have most of the numbers and perhaps we could do automatic dialing. Bea will check with OPALCO as they have auto-dialing.

CELL TOWER. Judy said that nothing is happening on that as yet. The board thought that it would be a good idea.

ACCOUNTS RECEIVABLE. Judy said that the overdue amount is coming down. At the end of the quarter it was down to \$6900. She said that there are very few challenges now. The worst are marked in pink on her handout.

FIREWISE. Judy said that the membership group work is June 9th.

MISC. Judy discussed the lien that was placed on the Troutman property and that it was extinguished when the property was foreclosed upon.

TRAVIS. Carl's assistant. It was decided that we'd like him to be paid through Carl and that he was not an employee, but an independent contractor.

Bea moved to adjourn and Ron seconded, passed.