

## Orcas Highlands Board Meeting - September 12, 2011

Board Members present: Judy Cook, Duffy King, Connie Luerkens, Lee Goodwin, Bea Von Tobel, Ron Claybourn, and Denny Carter

Guest: Carl Capdeville

Judy opened the meeting at 7:00 p.m. stating that Denny would be late as his ferry was late, and Carl Silvernail could not attend as he is packing for his trip to Spain. She then passed out the agenda.

The first order of business was an update on the Water and Water Tanks.

### WATER TANKS

Carl Capdeville talked about the cleaning of the water tanks and the costs of installing new water meters. Judy asked if this was the time to discuss drive-by electronic meters. Carl said he would look into it. Bea suggested that when a new service meter is installed we should consider a model that is adaptable for changing to the electronically read meters. She also mentioned that Washington Water Service (WWS) is going to install electronic meters in its service area.

Carl said that the water tanks will be cleaned on Sept 25<sup>th</sup> and 26<sup>th</sup>. He said that everyone below Mirada except those on the "main road" would lose water on Saturday for 3-4 hours. The higher tank will be cleaned on Sunday, and those on Discovery Circle will lose water for 4-5 hours. Anyone who is served by the "big tank" will no lose water. He said that it is important that if anyone doesn't want dirty water, he/she should shut off service at the meter the night prior to the cleaning. The cost for the cleaning of the two tanks is about \$4,000. The diver charged \$200, plus \$140 to inspect the tank.

Lee asked if WWS gave him information on adding additional chlorine to the water. Carl said they cannot do it, as it would then give the Rosario customers too much chlorine. They control the chlorine level for the District and keep it at the lowest level they legally can.

## MINUTES

Bea moved and Denny seconded to accept the minutes of the May 18 meeting.

## TREASURER'S REPORT

Denny distributed a budget spreadsheet and stated that the main change is line 32 and 33. This report is more detailed than the one handed out at the annual meeting. Bea said that the next rate review for water would be next year. Denny asked if there was an error in his personal water bill. Lee said yes, that Denny was overcharged because his meter was read incorrectly. Denny said that he would prefer a refund to a credit, and that he would look at his old OHA bill to compare charges and establish how much of a refund is appropriate.

## ROADS

Bea said that the road edges have been mowed. She is also checking into costs for sweeping the roads. Judy said that she talked to Norm Flint and that he will be doing our plowing. Bea said that she would encourage him to get a sander.

## READY-TO-SERVE and WATER METERS

Judy said that we have 11 or 13 new ready-to-serve customers. They will be charged as "ready-to-serve" as of this month. \$17.43 X 3 will be their quarterly bill (\$52.29). She said that WWS still has one certificate available. Ron said we have 116 EIUs. Bea added that we don't know if that number includes Otter's Lair. She also said that we have 16 ready-to-serve customers that were billed in July.

## ACCOUNTS RECEIVABLE

Judy said that we've done pretty well collecting overdue accounts, and she passed around an update of the overdue account status. The total is down to \$11,943.09. Berg has been liened as has Brewer, Kissel/Logan, Naumann, and Troutman. Judy said that we need to discuss the Brewer

account. We billed her \$900 for a leak. She was sent Letter B, threatening water turnoff, on December 29, 2010. She did not respond and went to France for a few months. A second letter B was sent when she returned, dated July 18, 2011 and she called contacted us one day prior to her water being shut off. She was very angry and insisted that she never had a leak. Judy told her that, just the same, the water was used. Perhaps a tenant left a hose on and Ms. Brewer didn't know about it. The board agreed to make a deal with her if she pays her bill in full. Lee moved that we reduce the \$685 by one half if she pays the entire Oct. 15 bill. Bea seconded.

Judy suggested that the OHA reduce its interest on accounts due to 1% per month, going back to July 1, 2010.

Judy said that the last thing is the mailbox issue. Connie related that Don Carlson did some research related to purchasing a new, more secure mailbox system. The cost would be \$1,300 for each of 4 units, each serving 16 users. The total would be \$6,327 which would be a \$108.92 assessment on each OHA property. The Board agreed that now is not a good time to make such a purchase.

SIGN ON OLGA ROAD: Judy asked who maintains the sign located by the Shelton property on Olga Road. A couple of Board members thought the Chamber installed it many years ago. She said that she would call them about it. Bea said that she would also check on it.

Judy said that the next meeting will be the first week in November and that she would be sending an email regarding the date.

Lee moved to adjourn at 9:00 p.m. and Ron seconded.

Submitted by Duffy King  
Board Secretary