

ORCHARD HEIGHTS WATER ASSOCIATION

MINUTES

July 15, 2014

Board Members: Jennifer Meltzer, Leo Woods, Steve Riley, Teresa Hire, Clara Taylor

Employee: Doug Priest, Annette Joyce

Monthly minutes dated June 17, 2014, were approved.

Treasurers Report, Leo Woods. Leo reviewed the June statement noting: Revenue & Assessments were over budget by \$5,206 due to seasonal water sales & CoBank patronage payoff; Personal Services was over budget \$1,388 due to seasonal duties; Total Materials & Services were over budget \$127; Operation Expenses were \$336 under budget; and Total Expenses were \$1,179 over budget balance.

Reviewing the first-half year: Revenue & Assessments were over budget by \$4,467; Personal Services was over budget \$5,073; Total Materials & Services were over budget \$1,107; Operation Expenses were \$1,714 under budget; and Total Expenses were \$4,468 over budget balance.

General Cash balance was \$122,743 and Capital Cash balance was \$200,235.

Water Operations Report, Doug Priest. Ed Butts was unable to make the meeting due to a family emergency and will be in attendance during our August meeting to discuss the update of the 20-year CIP Master Plan. David began manually operating the City of Salem water connection on an as-needed basis. This operation will reduce the stress placed upon the OHWA wells.

Doug will follow up with the City about the outstanding invoices for the repair work that the City crews performed for OHWA on the Dahlia Way water leaks in June.

Polk County contacted David about a sidewalk repair that needs to happen at 3707 Eden Way. After reviewing pictures & documentation, it was not evident that OHWA had a responsibility to this repair and declined any interest in helping with the repair.

David inquired about cleaning the outside of the water tanks. It was decided that efforts needed to be concentrated on replacing the remaining 46 meters. Doug will contact an associate about the possibility of becoming a temporary OHWA employee with the sole purpose of replacing the water meters.

Office update, Annette Joyce. Late fees were reversed for minimal balances for Allenby, Deumling & Puentes. Shutoff notices issued: none.

10-Day Shut-off: none.

Liens in place for 2395 Doaks Ferry Road property (Groat/new owners) filed 4/2010 & 1971 37<sup>th</sup> Avenue (Kim-foreclosure) filed 12/17/12.

Share Transfer: Ritchie to Allen (3755 Echo Ct.), Allister/Vogel to Ryan (2261 37<sup>th</sup> Pl.), and Ervin Simmons Trust to Wayne & Allen Simmons (Best rd. lot #604 & 605).

New & Continued Business. Don Wyant requested an adjustment for May & June charges due to a leak. After review of the account, the board noted that he has had 2 previous leak reductions (2003 & 2012). Due to the lack of detailed information and the recurring problem, the request will be tabled until next month after more concrete documentation has been received.

Anne Furr requested that the board review the option of on-line bill pay (assuming direct deposit or credit card payment options) for OHWA. After discussion, the board declined the option recognizing that it may be convenient for our customers, but it is not cost effective for a utility of our size.

Robert Kelly supplied a request for an update to our 1973 contract due to a breach of contract by OHWA by charging him for water usage. Bills supporting this breach list the water consumption in gallons, but do not list a charge associated to this usage. The bills reflect the same charges (membership & capital improvement fees with periodic adjustments) as has been effect since the on-set of the account in 2005. A response letter will be drafted as such.

Adjourned: 8:36 pm