

OHWA Minutes

February 17, 2015

Board Members & Staff Present: Jennifer Meltzer, Theresa Hire, Leo Woods, Victoire Felix, Doug Priest and Clara Taylor

Jennifer called the meeting to order and asked Clara to do the minutes as Victoire was still training. OHWA member Matt Falby, gave a presentation about the trouble he has had with his driveway buckling. Fifteen years ago Broadview Terrace needed a new waterline. The contractor OHWA hired raised Mr. Falby's driveway a bit and poured a new sidewalk. Recently the street buckled as water was coming in under the sidewalk. The county repaired the hole in the street and told Mr. Falby that he was responsible for fixing any problems between the curb and his house. Mr. Falby said that the contractor poured a substandard sidewalk that was only 1" thick and didn't grade before pouring his driveway. Mr. Falby wants OHWA to pay for one quarter of the cost for replacing the driveway.

There was some discussion by the board about the issue and it was decided that the board would look at photos before making a final decision.

The January board meeting minutes were reviewed and corrections were suggested. Victoire will send out revised year- end meeting minutes.

Doug Priest reported that Ferguson's will charge \$50 per meter for the next bunch of meters. A few members were reporting higher water usage after their new meter was installed. Doug reported that Toby has installed 50 new meters and is working on the next batch.

Victoire reported that a mistake had been made with the email bills that was corrected right away and new email bills were issued within an hour.

The board had a discussion on water association members who were renting their property. The issue is whether the landlord member pay the bill or should their tenant pay the bill. It was suggested that we send a standard letter to landlord members asking them to notify the association of new tenants and letting them know that ultimately the landlord member is responsible for paying the water bill.

Theresa is working on a newsletter and will be asking for emergency contact information from the members. Victoire reported that the Skirvings are still having water leaks and will recommend American Leak Detection. The Walkers are up-to-date. The Grosses have had their water turned off and also need a current backflow test. Their family attorney will pay the water bill, get the backflow test and sell the house.

The board reviewed the City of Salem operating agreement. It was noted that our liability insurance required by the agreement needs to be raised to \$2 million from \$1 million.

Leo provided the treasurer's report. There was \$6,200 in water sales for Jan. 2015 which could include pre-payments. There was over \$3,100 in personnel services which is about double the normal cost and there was a \$299 utility bill as two bills were paid in one month. There was some discussion about whether the payments for new meters should come out of the repair/maintenance budget rather than

Personal services. It was decided that this should be paid out of the repair/maintenance budget as these are capital improvements. The meeting was adjourned at 8:50 pm.