

OHWA

REVISED Board Meeting Minutes,

July 21st, 2015 Meeting called to Order by President Jennifer Meltzer at 7:11 p.m.

Present: Jennifer Meltzer, Teresa Hire, Leo Woods, Clara Taylor, Steve Riley, Doug Priest, and Victoire Felix.

1. Provisional Approval of Revised April and May Board Meeting minutes. To be corrected and emailed to Board Members and Doug Priest for final approval.

Operations: Doug Priest

1. Toby has 5 meters left. Question if Toby can finish other meters after these are placed. There are about 12 problematic meter hook ups. Doug will have Toby create a list of what he can do with these meters versus Doug having additional help from workers from the City of Salem do them. Doug could also help Toby with problem meters.

2. Doug thinks it would be a good idea to buy another 75 meters from Ferguson's at the present prices rather than waiting when the prices might be higher. Leo made motion to buy the next 75 meters now. Teresa seconded. All in favor. Motion passed.

3. Doug explained what David Schneider wanted. He has a water restriction flow problem. He is on Dahlia Way. There is a 2" stand pipe (blow off), and David thinks it is a fire hydrant. David is thinking about putting in a 10,000 gallon water tank. David met with him recently and let him know that it is his problem to research. Clara thinks he is trying to get a lower Insurance rate for his business.

4. Doug reported David has been watching the two wells located near the treatment facility. He checks them about every 5 days. When the water is down to around 20', the well pump is shut off and the City of Salem emergency connection is activated. The wells are then given a rest for a few days. Once rested the wells can be used for around five days. Then it needs to be rested again. That seems to be the cycle. Doug says Lafayette is still our main well. It pumps around 36 gallons per minute. Well # 2 is around 6 gallons per minute, and # 1 is around 2 gallons per

minute. He reported that David fired up the filter pump, and thinks it's still a viable option, but Doug does not feel it is a good option. Functional, but we cannot get parts for it anymore, and getting bags is a problem. It could be back up emergency unit. Jennifer asked what should we do with the filtration plant and Doug said "Keep it". The old filtration plant might do in an emergency. Doug said Lake Detroit is very low, but has not had any algae bloom yet and the City of Salem monitors it weekly.

Treasurer's Report: Leo said May Revenue & Assessments were down \$2396. Water sales were down \$1800. Personal services were \$905 over budget and Material & Services were \$1500 under budget. Total Operational Expenses were \$1282 under budget.

June: Revenues and Assessments down \$3538 under budget, and total Personal Services over \$2,212. Material & Services were \$119 under budget and total operating expense under budget by \$1648. We currently have \$106,118 in our General account, and \$247,586 in our Capital Improvement account. Leo recommends that we consider transferring some of our Capital Improvement funds over to the Washington Federal bank account as we now have \$253,513 in total deposit in the Columbia bank which exceeds the FDIC insured maximum of \$250,000.

Next month Leo wants to talk about moving some of the Capital Improvement money out of Columbia Bank and put more in Washington Federal. He recommended around \$50,000.

Steve noted that we are accumulating a lot of cash. Are we exceeding our needs? Jennifer says the needs are out there. Pipes need to be replaced on Best Road, which would wipe out \$253,000 easily.

Office: Victoire

1. Send Skirving's and Deardorf's the Renter's policy, # 9 and 11.5 (Benefits and duties).

Board members unanimously agree we will not do anything until the leak is fixed. This conversation brought up need to update our New Owner Package by Teresa who made the motion for an ad hoc committee to look into this. Clara seconded. Motion passed.

2. Todd Gray requested a water adjustment rate for filling his pool. Jennifer pointed out that there should be no rate adjustments as it does not meet the "basic needs" qualifications of an

adjustment to the water rate. We are having to pay a higher rate to City. The Board agreed that Mr. Gray could pay his bill over a 2-3 month period, if necessary, but no adjustment to the bill would be made.

3. Allen and Kolb meters. Allen, no check yet, and we also need to have meter cited. Kolb is sending a check for \$1880. When Victoire receives the checks for the above members, she will call Doug.

New Business:

1. Teresa has another customer who might be interested in a share. Natalie Greene, 4616 Orchard Heights Rd NW. She might also be interested on serving on the board. Send New Owner Packet with both Newsletters and have David check to see if they have a meter set.

Old Business: Jennifer

1. Jeff Holland's lot: Doug believes in was just one lot. Doug will drive by and check to see if the one meter is set correctly. Need to discuss more after meter verification is made.

2. Stella Kim: Victoire made up time line for customer's account for Jennifer. Jennifer reviewed history of property. Victoire sent legal documents to OHWA lawyer, Diane Cady so she could review our role in the foreclosure proceedings between the Ocwen Loan Company and Stella Kim, and speak with Jennifer about how the Board should proceed. After speaking with Diane, Jennifer presented the recommendation of legal counsel that we would be within our rights and in agreement with our restated by-laws to revoke the membership of Stella Kim.

Article 4 and 11 of the restated OHWA bylaws provide us with the right to terminate the membership and cancel the membership certificate (water share) after 60 days of non-payment. The member must be informed of this decision and has 45 days to appeal the decision. It was also noted that we can't transfer a share to another party unless the share is free and clear. Jennifer read a draft of a proposed letter informing Stella Kim and Ocwen Loan Servicing

Company of the intent to terminate membership and revoke the water certificate attached to the property. Teresa moved to revoke the share and Steve Riley seconded. All members agreed. Motion passed.

A copy of the letter will be sent by certified mail to Stella Kim and Ocwen Loan Servicing Company after a final draft is reviewed and approved via email by a majority of the board members.

With no other New Business, Teresa moved to close meeting, and Steve Riley seconded. All agreed. Meeting adjourned 9:45 p. m.

Submitted by Victoire Felix