

February 21, 2017

## **Board meeting minutes**

7:06 pm - meeting called to order. Present: Jennifer Meltzer, Clara Taylor, Steve Riley and Gillian Fischer

**Motion:** Clara moved to approve the minutes of the January meeting as presented. Jennifer seconded the motion.

**Motion passed.**

## **OPERATIONS** (Doug)

*Meter Replacements* – There is one standard meter left to change and then only the problem meters are left.

*Capital Improvement Plan* – Ed Butts attended the meeting to discuss the Master Capital Improvement Plan. He presented his recommendation to the board.

1. He will need to evaluate leak and loss numbers, he still needs data for this
2. Well #2 – recovery is non-existent, the well is dry and cannot be rehabilitated, the association would be better off drilling another well to replace it.
3. Well #3 - Possible aquifer recovery and renewal. Well #3 has the most storage potential, although in the past there have been water quality issues. The ASR (aquifer recovery) is a long process.
4. Revising filtration system for spring well – the filtration system is currently using diatomaceous earth, but there are new filtration technologies now, Ed is recommending a cartridge system, would add ~1,200 to the annual budget for cartridges. The spring well is mostly seasonal, previous average was 30 gal/min.

*Meter relocations & new service* – Emily Esposito has requested to make payments for meter her relocation, rather than pay the whole \$600 up front. **Motion:** Steve moved to approve the meter location repayment plan of \$50.00 per month. Clara seconded the motion. **Motion passed.**

*Water main leak* – Tabled for a future meeting, there is a possible state system survey this year, Doug will check.

*Pump purchase* – David Simmons has requested a new pump. The current booster pump obsolete and he cannot get parts. **Motion:** Jennifer moved to purchase a new pump and motor. Steve seconded the motion. **Motion passed.**

## **OFFICE UPDATE** (Staff)

*February Billing/Account updates* – No issues.

*Addendum to City of Salem Water Agreement* – The addendum has been approved by both parties and is awaiting signature.

*Lafayette contract* – Robert Kelly has asked the board to review the contract he has with OHWA for water purchases from the Lafayette well. Jennifer has spoken with him with no clear outcome. This will be an ongoing issue. Ed Butts will consider the contract language in his review of the master plan.

**TREASURER'S REPORT** (Steve)

Steve reviewed the January financials. Total assets for the association year to date are \$1,244,982.84. Income for January was \$18,537.75, one new share was added. Total January expenses were \$12,608.09 .

9:36 pm --Meeting adjourned, The next meeting will be Tuesday, March 14, 2017.

Respectfully submitted  
Mary Tucker  
Strategy Management, LLC