



January 16, 2018

### **Board meeting minutes**

7:04 pm - meeting called to order. Present: Clara Taylor, Michele Sparks, Jennifer Meltzer.

**Motion:** Clara moved to approve the minutes of the November meeting as presented. Michele seconded the motion. **Motion passed.**

### **OPERATIONS** (Staff)

*Capital Improvement Plan* – The water consumption documents have been given to Ed, he is working up projections.

*Sanitary Survey* – No report

*Water main leak* – Tabled till winter.

*Tank Probe* – The probe was delivered and has been installed and is working well.

*Road to treatment plant* – the road to the treatment plant had another load of gravel put on it due to a truck driver going off the drive and churning up mud. Two more loads of gravel may be needed to access the spring well and well #1.

### **OFFICE UPDATE** (Staff)

*Officers/Titles* – tabled until February, when there is a full board.

*January billing/Account updates* – The January billing was sent out with no issues. There are two more share transfers that need approval

1. Lee & Londa Weidman to Aaron Felton – 1985 Landaggard Dr
2. Lorraine Lewis to Wayne Truax – 2398 Emerald Dr NW

Carlton Chu has sold his lot on Orchard Heights (no address yet) with a credit on his account for that share. The balance will be refunded to him. **Motion:** Jennifer moved to transfer shares for 4573 Dahlia Way and 3715 Echo Ct. Clara seconded the motion. **Motion passed.**

*Share Price* – tabled until February.

*OHWA easement for treatment plant* – Polk County owns the road that leads past the Kelly and Keesey properties to the treatment plant. Only OHWA has an easement for that road, Kelly and Keesey do not. The association has a gate on that road for homeland security purposes, but has been leaving the gate open so Kelly and Keesey can have access to their farms. The Kelly property is up for sale, the board needs to decide if they want to close the gate and require the new owners to access their farm in a different manner.

### **TREASURER'S REPORT** (Staff)

Staff reviewed the 2017 year end financials. Total assets for the association for 2017 were \$1,275,693. Income for December was \$12,528. Total December operational expenses were \$10,368.

7:00 pm --Meeting adjourned, the next board meeting will be held at 7:00 pm on February 20, 2018.

Respectfully submitted  
Mary Tucker  
Strategy Management, LLC