



June 19, 2018

Board meeting minutes

7:04 pm - meeting called to order. Board members present: Michele Sparks, Jennifer Meltzer, Clara Taylor, Gillian Fischer

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

Motion passed.

OPERATIONS (Doug)

Capital Improvement Plan – Staff will provide Doug with water consumption data for Emerald Drive thru June. That is the last piece that is needed before submitting to OHA.

Cartridge Filter – The filtration plant is still on hold. Plans have been received for Doug/David to review. The spring well should give 30 gal/min even during summer. David is willing to call periodically to keep Ed on track to get the plant completed. The OHA sent out a draft for OAR that may require OHWA to test for cyanotoxin.

Well update/COS water – The City of Salem is testing a carbon filtration system, it may be up and running by second week of July. Water levels are under the health advisory. In the OHWA system, Well #1 is okay, the Lafayette well is okay, and the holding tanks are doing okay, (23 feet). Doug will send an update on Wednesday, staff may send out email for alternate day watering by last name.

OFFICE UPDATE (Staff)

June billing/Account updates – The June billing was sent out with no issues. Most accounts are up to date.

Emerald/Landaggard – Many complaints have been received from the Emerald and Landaggard addresses, the association will not be adjusting bills since the water is still usable, and drinking water is a small portion of total water usage. The City of Salem is also not adjusting bills.

CCR – Doug has sent the water quality report, it will be mailed to members by the deadline of June 29th.

Share transfers – **Motion:** Gillian moved to transfer shares at 2321 37th Ave from Meseroll to Zima and 3783 Echo Dr from Chu to Delmare. Jennifer seconded. **Motion passed.**

The property at 3914 Orchard Heights Rd is being sold through HUD. The potential buyers were unaware the water was shut off and the share needed to be repurchased. HUD is refusing to purchase the share to have the water turned back on. The potential buyers wished to ask the board for a payment plan to pay off the \$5,000 share cost. The board discussed the issue and decided *by consensus* there were other options the buyers could pursue at this time and a payment plan would not be advisable.

TREASURER'S REPORT (Staff)

Staff reviewed the May financials. Total assets for the association were \$1,281,265. Income for May was \$17,924. Total May operational expenses were \$6,826.

8:21 pm --Meeting adjourned, the next board meeting will be held at 7:00 pm on August 21, 2018.

Respectfully submitted

Mary Tucker

Strategy Management, LLC