



April 30, 2019

Board meeting minutes

7:00 pm - meeting called to order. Board members present: Michele Sparks, Clifton Lewis, Clara Taylor, David Simmons, Doug Priest

Motion: Clara moved to approve the minutes of the March meeting as amended. Cliff seconded the motion.

Motion passed.

OPERATIONS

Capital Improvement Plan – The board discussed the master plan and the possibility of having it reviewed by another engineering firm, WesTech, Doug will investigate what the cost of a peer review is, what it would cost to fix the plan if necessary, or if the plan needs to be completely redone.

Filtration Plant – Still working on figuring out sampling and wiring, still need a cover. An email has been sent to OHA for clarification about these issues.

Polk County Hearing – Polk County had a public hearing on the Kelly property. The board discussed the possible lot divisions of that property and purchasing the land that the wells are on. David will approach the county commissioners to see if they would be willing to sell the parcel of land that contain wells 1 & 2.

Orchard Heights Ct repair – David explained about an unexpected repair on Orchard Heights Ct due to PGE drilling a new utility pole. **Motion:** Clara moved to repair the line on Orchard Heights Ct. Michele seconded.

Motion passed.

OFFICE UPDATE (Staff)

April billing/Account updates – No issues.

Motion: Michele moved to transfer the share at 2234 37th Ave from Musil to Williams. Clif seconded. **Motion passed.**

Winter Meter – The wrong meter has been read for the past year, there has been some usage, but it seems far to high. David will re-read the meter to see if the first reading was incorrect. The board will wait for more information before discussing a payment plan for the Winters.

Newsletter – The newsletter will be sent with the May billing. Topics may include conserving water, backflow, filter plant online by the summer to offset COS usage, shares available.

TREASURER'S REPORT (Staff)

Staff reviewed the March financials. Total assets for the association for January were \$1,301,982. Income for March was \$14,278. Total March operational expenses were \$9,795.

8:15 pm -- Meeting adjourned, the next board meeting will be held at 7:00 pm on May 21, 2019 at the OHWA board room.

Respectfully submitted

Mary Tucker

Strategy Management, LLC