



July 16, 2019

Board meeting minutes

7:05 pm - meeting called to order. Board members present: David Simmons, Jennifer Meltzer, Doug Priest, Michele Sparks, Clifton Lewis

Motion: Jennifer moved to approve the minutes of the June meeting as amended. Cliff seconded the motion. **Motion passed.**

OPERATIONS

Capital Improvement Plan – OHA received the Master Plan on June 27, but it has not been looked at yet. Copies will not be distributed to the board until OHA has approved it.

Filtration Plant – Doug and David ran some turbidity tests on the filter plant and have determined that it will most likely need a pre-filter. They are looking into what the appropriate filter will need to be. The board will need to approve the purchase through email, as there is no meeting in August. The necessary cover for the well is still in construction.

Land Purchases – The Polk County Council is willing to sell the property they own for the cost of back taxes. The easement for Keesey and Kelly still needs to be worked out. The county is planning to write in a public easement up to the OHWA gate. Kelly is motivated to sell and the board discussed purchasing a 5 acre parcel containing the Lafayette well and possibly purchasing the spring well.

Gulick water usage – There has been significant usage at the Gulick property. A total of 136 units in June (totaling 136,000 gallons), Another 70 units has been used so far in July. David has been monitoring the meter and it only seems to be running at night, so it is not a leak. Staff will draft a letter of inquiry for the excessive water use and then send to the board for review.

OFFICE UPDATE (Staff)

July billing/Account updates – No issues. The backflow fee was added to the July statement, Tom Hempel has been sent an updated list for the year and should begin testing soon.

Credit for Gallagher/Bonesteel – **Motion:** Jennifer moved to ratify the email decision to credit the Gallagher and Bonesteel accounts for a leak. Cliff seconded the motion. **Motion passed.**

Goodwin credit – **Motion:** Jennifer moved to give the Goodwins credit for a leak. Cliff seconded the motion **Motion passed.**

Update on insurance – The insurance lapsed for 2018, has been renewed and straightened out.

TREASURER'S REPORT (Cliff)

Cliff reviewed the June financials. Total assets for the association for June were \$1,316,679. Income for June was \$21,802. Total June operational expenses were \$11,314.

8:10 pm -- Meeting adjourned, the next board meeting will be held at 7:00 pm on September 17, 2019 at the OHWA board room.

Respectfully submitted

Mary Tucker

Strategy Management, LLC