



October 17, 2019

Board meeting minutes

7:10 pm - meeting called to order. Board members present: Jennifer Meltzer, Michele Sparks, and Clara Taylor. David Simmons also present to review updates from operations side.

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

OPERATIONS

Master Plan Update – Still waiting for seismic study information before the OHA can approve the plan. David is looking for any previous information related to seismic structures. With that information we will be able to get a bid from an engineer to update the study.

The board discussed the pond behind the Kelly property, which is currently held back by a dam. A possible seismic event would probably collapse the dam and could possibly wipe out the association's wells and filter plant. Clara will visit Water Resources to inquire about any seismic study done on the pond and dam.

Filtration Plant – Ed is still in the process of justifying the pump to OHA, he will need to submit an 'as built drawing'. The plant controls seem to be fixed. There is still a need to re-engineer the controls, but it is not as urgent an issue as previously noted.

Land Purchases – Waiting for an appraiser to appraise the property.

Invoice from PDG – staff will send out a draft of a response letter to the board. The letter will emphasize there is no contract with PDG and the board has only approved money for Ed Butts. The association is unaware of any agreement between PDG and Ed.

OFFICE UPDATE (Staff)

October billing/Account updates – No issues.

Newsletter – A newsletter will go out with the November statements. It will contain an announcement of the annual meeting on November 19th.

Share Transfer – **Motion:** Jennifer moved to approve the share transfer from John Wagers to Zipzelberger at 4107 Orchard Heights Rd. Michele seconded the motion. **Motion passed.**

TREASURER'S REPORT

September financial report:

Total expenses were \$14,723 for the month of September, income was \$16,264. Total assets are \$1,324,271.

2020 Budget – the board reviewed the draft of the 2020 budget. The final reading will be held at the November board meeting.

8:35 pm -- Meeting adjourned, the next board meeting will be held before the Annual Meeting 6:00 pm on November 19, 2019 at West Salem High School, Titan Room.

Respectfully submitted

Mary Tucker

Strategy Management, LLC