



September 10, 2019

Board meeting minutes

7:09 pm - meeting called to order. Board members present: David Simmons, Jennifer Meltzer, Doug Priest, Michele Sparks, Clifton Lewis, Gillian Fischer, Clara Taylor

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

OPERATIONS

Master Plan Update – Master Plan was submitted on August 30th to OHA. Brooke and Ed have requested a copy of the original invoice for the Master Plan sent back in February 2018.

Filtration Plant – The cover has been done, the pre-filter has been installed, but there are still some control issues. Once the plant is operational for the system, there will still be some testing requirements that need to be sent to OHA. The plant will be used during the winter to build the parameters needed to be on track for usage next summer.

Land Purchases – The county wants public access on lot 601, OHA requires security for the wells, which would mean a locked gate. This will mean the association would need to buy a portion of lot 602 and 600 as well. **Motion:** Gillian moved that in principle the association agrees to purchase 7+ acres of lot 602 and a portion of lot 600 from Don Wyant for \$350,000 and David has the authority to represent such to Don. Jennifer seconded the motion. **Motion passed.**

Gulick water usage – His use is down and Gulick is now using a hydrant meter from the city of Salem to fill his water truck.

Tank Level Sensor on Clear Well – The level sensor is mis-sensing and screwing up the boost pump and controls, David replaced the sensor with another working sensor and the same problem occurred. The best solution may be to replace the control system. Ed estimates \$5,000 to \$10,000 to re-engineer and design the electrical controls. Doug suggested he could make some calls to some other engineering firms to see what their estimates would be, and possibly Ed could be a consulting engineer on the project.

OFFICE UPDATE (Staff)

August billing/Account updates – No issues.

Newsletter – Place holder to come up with ideas for October newsletter to announce annual meeting. Annual Meeting will be held November 19 at 7:00 pm at West Salem High School, board meeting will be held beforehand at 6:00 pm.

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

New Share – **Motion:** Jennifer moved to approve the new share for Sean Booth at 3730 Emerald Dr. Clara seconded the motion **Motion passed.**

TREASURER'S REPORT

No report

8:57 pm -- Meeting adjourned, the next board meeting will be held at 7:00 pm on October 15, 2019 at the OHWA board room.

Respectfully submitted

Mary Tucker

Strategy Management, LLC