

HIEA General Meeting Notes

April 18, 2009

Dean Anderson calls meeting to order

Paul Galligan read minutes of last meeting. Minutes were approved.

Treasurers Report- Nancy Papineau

Modernizing accounts

Formatting for reports

Account Balances

Fees for 09/10 are not expected to rise.

Bills will be sent in June.

Milt Watchers asked if the treasurer is bonded.

No, the treasurer is not bonded.

Hal Geiersbach added that the corporation insurance protects board members.

Bonding would cover a loss of funds by treasurer illegally taking funds.

The tank assessment fund has spent about \$7,000 of \$12,000 raised last billing.

Members will receive a financial statement with the annual letter.

Old Business:

Water Quality - Boiling Notice currently in effect

Bill Bogle explained that several water lines where water is not flushed (dead ends) could be a source of some of our problems. 300' of water line that we did not know existed was found at the end of our easement.

Because of boiling notice we are switching tanks (one was not being used) to see if that may be part of the problem.

State policy says that 4 failed tests in a 1-year period requires mandatory chlorination. State suggests that we voluntarily chlorinate our system. By doing this we may be able to avoid mandatory chlorination. A chlorination system at the well would cost about \$700. It would be installed by Tim Tayne, our water manager. This system could also be used in the future whenever chlorination is necessary.

Question from a member - is it an artesian well? Answer - no, it is a drilled well.

The problems we are experiencing are due to our aging tanks and our water lines.

Tank Replacement -

Information regarding the tank replacement is available on the Harstine.org website.

The problem is:

Tanks are old and need replacement

Roofs on tanks are old, weak, and leaking
Coliform levels rise as the weather warms up. This is why
we didn't have problems failing tests over the winter

Kent Kirkpatrick/Susie Donnelly would like the new tank to
be placed further away from their cabin

We started the negotiation process with Kirkpatrick/
Donnelly about a year ago.

5 possible sites were looked at and narrowed to the
existing site and a site proposed by Kirkpatrick/Donnelly.

A comparison of technical issues, and cost for the two
locations was done.

The cost of the Kirkpatrick/Donnelly site was 40% to
50% higher and the logistics were complicated. Additionally, HIEA would not
own the land that the tank would sit on.

The Board felt the costs didn't justify moving the site
of the water tank.

The Board is working with the state on requirements
and with the county on permits.

We can get the R.F.P. process done and the new tank
in by winter.

The tank will be a steel tank, painted to blend with
the environment. A cedar fence will be installed around the property for liability
issues.

Questions:

M.Watchers - suggested to move the Kirkpatrick/Donnelly
presentation to old business rather than new business.

Who is making the cost estimates? Answer - Ken Martig of
Martig Engineering.

What are the proposed tank sizes? Answer- at the original
site they can be up to 17' high with a 20' diameter. At the Kirkpatrick/Donnelly
site 13' high and 25' diameter. The tallest of the current tanks is 15' high.

Who owns the current site? Answer - HIEA owns the 40'
x40' lot. There is an easement that the 2nd tank sits on.

Variances are necessary to place a new tank at the old site.
Variances could be tricky, but the county is in favor of getting our water quality
problem taken care of.

Kent Kirkpatrick noted that they received \$400 as
compensation for the easement for the second tank after it was installed and it
was found to be taller than the first tank. He added that the tanks lower his
property rate (value?); they limit their property enjoyment; a new tank would be

a "two story tin can"; the site is too small; and a cost analysis was sent to all members. The difference in water line routes is 210' for Kirkpatrick/Donnelly route vs. 1000' for the Martig route. Kent claims that the figures in his estimate are transparent. He noted a correction - Martig's cost of surveying for the existing site but did bare minimum for the Kirkpatrick/Donnelly site. Kent and Susie appreciate the fact that the board has volunteered a great deal of their time working on this issue, and he noted that none on the board has any technical engineering experience. In a meeting with the board there were no questions posed by the board. The single cost cutting proposal was the different route that Kent & Susie suggested and Ken Martig was never asked to address that issue. The board's reasoning was that Martig discouraged dividing Kirkpatrick's property with an easement. Kirkpatrick's are okay with the easement - they suggested it because it would provide a shorter pipe route. Martig's route is roughly 5 times longer. There is an easement road that Martig prefers using because we already have the easement for it. The easement road is currently overgrown and would need clearing. Kirkpatrick claims his route would be cheaper, and that four engineers that he works with concur with this claim. Kent added that a temporary tank has set back rules also - 25' and they won't assist in allowing for placement of a temporary tank on the existing site. They do offer up to \$1,000 for placement of a temporary tank if their site is chosen. They feel they are giving a gift and to please consider their offer.

Question & Answers:

Does the shortcut need to be road width?

We need bids for both options

Get bids from contractors for both sites.

Go ahead with possibility of temporary tank.

It was voted and approved to go ahead with the setup of the automatic chlorination system.

Elections:

Nominations for positions formerly held by Adella Ashbaugh and Dave Asselstine.

Dick Knudsen

Kent Kirkpatrick

John Hunter

Dave Asselstine

Each association family voted for two of the above with the top two vote getters winning the election. Dick Knudsen and Dave Asselstine were elected to 3 year terms.

Pool Update - Dave Asselstine:

\$300 cost to get pool up and running for the year

Pool building got entry door and lock, shower, lighting, couches, landscaping, and outdoor furniture

Happy Hour happens Friday at 4:00 until pool opens and after pool closes in the fall.

Proposes the investment in solar heater for pool

Pool opens Memorial Day and closes Labor Day

Cleanup date t.b.d.

Harstine.Org has all important HIEA information including articles of incorporation.

John Laubach noted that some property owners are going to take a double hit when it comes time to pay for the new tank and proposed that the capital fees should be assessed to property owner rather than property (no member should pay more than one fee).

Larry Hudak - Isn't that the price of ownership? (ie - each property should have a payment - regardless of ownership)

Nancy Papineau - Friday happy hours end when pool opens and begins when pool closes.

Marilyn Laubach - If all pay for upkeep of pool, shouldn't all have a key to the pool house?

Separate keys for the pool door? What about the bathrooms?

Motion to adjourned.Meeting closed

Executive Session:

Sennit owns property North of Kirkpatrick/Donnelly. Sennit is willing to give easement for temporary tank with a 1 year limit. A notice is due next week. Take it to the county.

Should we pursue bids on both sites and bring vote to the membership?

Let the membership know the costs of bid evaluations and estimates in the annual letter.

Vote by email or Harstine.org