

April 26, 2014
GENERAL MEETING

The meeting was called to order at 11:02 AM at the pool club house by vice chair Dave Asselstine. There were 33 property owners represented (21 present and 12 valid proxies).

The minutes from the April 2013 general meeting were approved as presented.

Treasurer's Report

This was given by Nadeen Walker. She noted that each of the board members had agreed to pay their yearly fees early so that there would be sufficient funds in the account to start the fiscal year. This prevented the Association from having to use their line of credit to finish out the year until the annual dues are received.

Water System Report

Tom Walker reported on the water system. He stated that there had been two breaks in the lines this past year which were repaired. The monies to do the necessary repair work cut into the regular funds. This showed the need to have a contingency fund for such occurrences.

There was an inquiry about having a shut off key accessible. The water committee will explore where this should be. The decision will be noted in the next newsletter that will be coming out with the billings.

Ken Martig, engineer, updated us on the status of the USDA loan application for the water system. He said the prospects look promising. He and Nancy Papineau will be meeting with government representatives this coming week to get things finalized. It is hoped that the loan will come through some time next month. Part of the loan funds will be used for reimbursing the cost of the meters that have already been installed and paid for out of Association money and will be put aside for the more permanent repairs to the pool. This money will not cover the full amount of the pool work. Because the leaks from the pool are a factor for the need for water conservation, this was noted in the loan process. In the loan application there is an allowance for one more engineering report to allow bringing the system up to a total of 78 water connections as originally designed. The elimination of three dead-end lines in the system will help to keep the system free of contamination. This will keep the system from having to be chlorinated. Should chlorination be required at some time, we would then have to continue it indefinitely. We want to keep our system as pure as possible. One of the dead-end eliminations entailed a line on the property easement to the north of the tank area. The work on this has been able to go forward with the help of a no-interest loan from a property owner. By using the USDA loan the Board is trying to avoid another water system assessment to the property owners.

Pool Report

Dave Asselstine stated that major repairs to the pool are needed ASAP, but there is a possibility that some minor work could be done to keep the pool open this season. There is a definite need for daily chlorination readings and the lack of volunteers is making this difficult. It was mentioned that there are automatic devices that can read the chlorination residual, but will still require someone to add

the chemicals. This will be looked into to see if this would help to relieve some of the work load. There is the possibility to hire a pool maintenance company to look after the routine pool work. The Board will explore these possibilities.

May 24th will be the pool work party which will start at 9:00 AM.

There was a discussion of whether to allow renters the use of the pool. Property owners are definitely responsible for anyone they allow to use the pool under their property name. Larry Hudak made a motion and Jon Hunter made the second. “ Not to allow renters the use of the pool facilities unless they are accompanied at the pool by the property owner.” The motion was passed unanimously. A notice will be included in the newsletter that will be in the billing.

Election of Board Members

The positions held by Jon Hunter and Nadeen Walker were up for election. Doug Otjen made a motion with Nancy Papineau making the second to have Jon and Nadeen continue in their positions. The vote was unanimous.

Meeting was adjourned at 12:20 PM.

Respectfully submitted by
Marilyn Laubach, secretary