

BOARD MEETING
July 13, 2013

The meeting was called to order by chair Dick Knutzen at 10:25 AM at Marilyn Laubach's home. Board members present were Dave Asselstine, Jon Hunter, Paul Kohl, Dick Knutzen, Marilyn Laubach, Deonne Lindley, and Nadeen Walker. Also In attendance were Ken Martig and Tom Walker.

Nadeen moved and Jon seconded a motion to approve the minutes for the board meetings of April 20 and 29, 2013. They were approved unanimously.

FINANCIAL REPORT

Nadeen reported on the finances for HIEA. The maximum line of credit with Heritage bank is \$15,000. HIEA owes \$5,300 on the current loan. After discussion of the state of finances, Marilyn made a motion and Jon seconded it to pay down the remainder on the loan to either a balance of zero or an amount that will still leave the line of credit active.

Nadeen has sent past due notices to those property owners that are not current on their assessments. The Bing property is way past due and the water service has been shut off. Since the property is up for sale, the suggestion of putting a lien on the property to make sure HIEA obtains their monies. Dionne will look into the possibility of doing this and report back to the board.

As of July 8th there is a balance of \$14,887.09 in the account. With the other assessments due to come in this will be the amount that the association has to run on through the rest of the fiscal year.

WATER SYSTEM REPORT

Ken Martig gave a report on the status of the loan application with the USDA for the water system and pool repairs. The rough estimates for the remainder of the meter installations and the looping of the service lines is about \$55,000 to \$60,000. Including the pool repairs in this loan makes it more desirable as the pool is one of the biggest users with the water loss. In the loan application they look at the plan and total costs when deciding on approval of the loan.

Discussion about the two options to remedy the dead end lines took place. Flushing devices or looping of the lines were debated for best results, most cost effective and quality of the system. The proposed agreement with adjoining property owner Joe Sinnitt was as follows:

Point 1 : Provides perpetual access for the sole purpose of installing, operating and maintaining a Water System Utility Distribution Pipe by the Association.

Point 2: Delineated the size and location of the easement, requesting that the easement be: 15 feet wide; only the length required to connect the three points (750 feet plus or minus); and that it be positioned immediately adjacent to the Southerly Boundary of Lot 220364300000.

Point 3: The easement shall not be exclusive to the Association, and the subject Association Utility Pipe must not prevent the other uses of ingress, egress and utilities related to the properties that the existing easement of record must serve.

Point 4: The Southerly Boundary of the subject Association Utility easement shall be positioned by a Property Line Survey, determined and clearly marked in the Field by a Licensed Professional Land Surveyor (in this case Forest Land Surveys or equal).

Point 5: The Association shall be totally responsible for all improvements necessary to implement the Terms of the granted Utility Easement, all within the Boundaries of the granted Utility Easement, including: the Profession Land Survey; installing the described portion of the Driveway, on Lot 220364300000; associated tree removal/ownership/disposal, clearing, grubbing, and grading; installation of the Looping Pipe System; placing a crushed rock surface on the completed portion of the Driveway as required by the County for disturbed ground erosion control; prepare and provide as As-Constructed Drawing of the completed easement improvements; install Padlocked Chain access barriers at each end of the easement with both the Owner and Association having keys; understanding that all such improvements are to be made within the easement Boundaries.

Point 6: Security (see Point 5 above).

Point 7: The Owner of Lot 220364300000 shall have the right to connect to the Association's Water System, subject to all Association, State and County requirements current at the time of connection, with the Connector being totally responsible for all necessary connecting piping, except that, the Association shall provide the necessary physical Connection Tap into the System's Main Pipe, and that one (1) "Single Family Residence Connection Fee" shall be waived.

Point 8: The Association shall be totally responsible for executing and recording the Easement Agreement, said agreement including all mutually agreed upon terms and provisions.

In Point 7, it was discussed that there may be up to 4 owners of the succinct Sinnitt Lot if subdivided. However, only one connection fee is waived as compensation for owning the Timber removed during clearing. Any other Board approved connection will pay all fees like any other newcomer.

Jon moved and Paul seconded to move forward with the looping options. There was a unanimous vote to do so.

WATER REPORT

Tom stated we need 25 more meters to be installed to complete the metering requirements. The work is on hold for now until the USDA loan is approved. It was agreed that All American would do the project. They did the first section on Camas Drive.

POOL REPORT

Dave had been looking into a permanent repair of the pool leaking problems. He had obtained three bids that included resurfacing the pool, new piping where needed and other repairs to the pool system. Paul was going to check into Ken's Pool to see the quality of work and get recommendations. Again it was noted that the USDA loan would be used for this. Paul stated he wanted to make sure there was a contingency fund available so there were enough monies to cover both the water system and the pool repairs.

Dick made the following appointments to oversee projects:

Pool - Dave
Water - Tom
Communications - Dionne
Water looping project - Jon and Paul

The next board meeting date was set for September 28. If the USDA loan requires another meeting, the date can be moved up or back.

Nadeen made a motion to adjourn and was passed.

Meeting adjourned at 12:05 PM.

Respectfully submitted,
Marilyn Laubach, secretary