

October 23, 2010  
BOARD MEETING

The board meeting was called to order by Chair, Nancy Papineau at 11:05 am at the community pool house. Those present were Dave Asselstine, Jon Hunter, Dick Knutsen, Marilyn Laubach, Tim McGregor, Nancy Papineau, and Nadeen Walker. Also present was Tom Walker.

Minutes from the July 24, 2010, board meeting were read and approved.

#### Treasurer's Report

Nadeen gave the treasurer's report. The monthly statement from Heritage Bank was passed around for board members to review. In the general fund there is a balance of \$12,286.54 and in the new tank assessment fund there is \$165,362.53. The report was approved.

It was noted that some property owners have not paid in full yet. Many of these are making payments. Bing's have not paid their yearly assessment yet. Nancy will be making contact on this. The next time the water connection person is in the area, he will be asked to put a lock on the water connection for the DeLung property as they have indicated they do not want a water hook up.

Nadeen stated that the treasurer's books show each property owner's history of payment so that there is a record to be passed on to future officers. This way when a property is sold there is a way of checking to see whether there has been payment of the tank assessment.

#### OLD BUSINESS

##### Tank Construction Update

A letter from Engineer Ken Martig was read giving a progress report on the construction. A verbal OK from DOH has been given. The site is ready for the tank installation. The booster station is constructed and ready for final adjustments. The tank is scheduled to be shipped the third week in November and erected before Christmas. After that point there will be installation of valves, piping and instrumentation. At completion of the process there will be an awkward transition period for a few days while the system is in its final stages. The last part with the new fence, gate and demolition of old equipment and DOH final approval should be sometime in March. The board has decided to hold a celebration party for the completion at the next General Association meeting in April 2011. Dick Knutzen is coordinating this happening.

Dave and Jon noted there will be an additional expense from the electrician to upgrade the wiring with the existing system controls at the well. This will make the system all up to date with its equipment rather than a piece meal type of installation. The original bid from the electrician did not include this unexpected work.

The road to the well has deteriorated and is very difficult to traverse. Because this is also an access road for the PUD power lines, Dave will contact PUD to see if there can be a cooperative effort to get the road improved.

## Pool Report

Nadeen noted that the PUD billing for the pool has risen dramatically this past summer. After conferring with Dave, it was decided to check on a different pump arrangement for the solar panels. The solar panels have helped greatly to reduce the cost of heating this past summer.

The roof vent over the new pool heater needs to be replaced to prevent water getting into the equipment room and the new heater. The board voted the expenditure for this repair.

## Assessment Fee Issues

There was much discussion on the fee schedule for properties with more than one structure on the property. Dick brought a very complete history (from previous meeting minutes) on assessments to certain properties. A policy was proposed in an attempt to resolve this issue. A vote was taken on the policy and was passed with Nancy casting the one dissenting vote. The following policy has been adopted by the board and will be in effect as of this board meeting.

### Policy Procedures for Fee Schedule.

A single all inclusive fee which would be assessed equally to each membership regardless of structural or use deviation from the norm. The only exceptions to this would be where a member is conducting a business on a second parcel or where 3 or more residences occur on the member's primary parcel (apartments/condos). Until the By Laws and Articles of Incorporation are changed to the contrary, any member opting out of a division will have that fee portion deducted.

The single fee approach is based on the many conflicting scenarios, which would be impossible to satisfy, of which the following are examples:

1. Members with two or more platted parcels registered with the County as one parcel, compared to members with two or more parcels registered as individual parcels.
2. Members serving two or more parcels with one water connection, compared to members serving two or more parcels with multiple water connections.
3. Members with a guest bedroom, compared to members with a guest structure, compared to members with a guest yurt, compared to members with a guest cottage, compared to members with a "bunk house."

4. Members inviting HIE non-members to use Association facilities, compared to members with large extended families using Association facilities, compared to members with large social networks utilizing Association facilities.

5. Members conducting a rental business, compared to members conducting other types of business, compared to members renting to a family member.

#### Security System

After the recent break ins on Camus Drive in the last month, the issue of security cameras or other types of systems was discussed. Some of the members of the board were going to check on various types of systems and the legality. It was noted at present there is no one person willing to take on the project. The board would welcome any input on this issue.

#### Insurance

With the construction of the new tank there were concerns of the materials being covered while under construction. The current insurance policy has coverage of up to \$34,000 for 30 days.

The board decided not to post the financial reports on the association's web site. If any property owner would like a copy of the financial report, they can contact Nadeen Walker, treasurer, or any board member to obtain a copy.

There was no new business brought before the board at this meeting.

Next board meeting will be January 22, 2011.

Meeting adjourned at 12:40 pm.

Respectfully submitted,

Marilyn Laubach, Secretary