

March 20, 2010  
BOARD MEETING

The meeting was called to order by chair Dean Anderson at 10:05 AM. Those in attendance were Dean Anderson, Dave Asselstine, Dick Knutzen, Marilyn Laubach, Nancy Papineau, Nadeen Walker, Ken Martig, Deonne Lindley, and Tom Walker.

Minutes from the October 3, 2009, meeting had been approved. There were no minutes from the November meeting which was a work session. Minutes are posted on the Harstine Island Estates web page. The secretary made a request to board members to review the e mailed minutes for errors so that they can be posted to the web page in a timely manner. Deonne Lindley will be the web master for the web page. She will need content and input for the web page from members.

Ken Martig, engineer from Martig Engineering gave a report on the progress of the water system upgrade. (See attached report)

Remember to conserve water when we have a power outage. This is crucial so that the tank will not be run dry.

There will be 3 contracts for installation and materials for the upgrade. Ken recommended that we stay local for as much as possible and get reliable and compliant contractors.

10 - 15% of the final amount for materials and work will be held back to cover defaults should corrections be necessary. After major aspects of the project are under way or complete Ken will work on miscellaneous areas of the project. The main focus now is on permits and getting bids.

The dead end lines which can cause contamination are being eliminated with lines connected in loops. Automatic bleed offs were discussed. Back flow preventers have already been installed on certain connections to prevent contamination of the system. The DOH requirement for individual property meters is in "limbo" for now. Ken stated we will have meters in each of the 4 zones of the system to monitor usage. The expected use for a household is based on DOH figures which are 70 gallons per day per person at that household. Water for outdoor use of irrigation, car washing, etc. is also taken into account.

Ken stated as of now we are on budget for costs.

Because we are moving the booster station as a result of the agreement with Kirkpatrick/Donnelly, we are being required to bring the booster up to state standards. This has increased costs over what it would have been to locate the new tank in the existing location of the other tanks. The original estimates did not include changing the location of the new tank plus the additional cost of meeting current state requirements for this. Kirkpatrick/Donnelly agreed to pay 50% of the increased costs with the board giving them a rate of 6% interest for the payment of these costs. The board will be checking into fees for hiring an attorney to handle the association's response to their attorney.

Nancy & Nadeen gave the financial report. They stated there has been an excellent response from association members on the tank/system upgrade assessment of \$3,500. There are only about 2 property owners that have not responded with at least 90 - 95% paid. After June 1<sup>st</sup> more stringent means of collecting or assessing interest will be put in place. Tom Walker reminded the board that a fee of up to \$1,000 would be charged by the contractor to cover the turning on or off of a service. This is due to an approved contractor being required to do the work to keep from contaminating the system.

Nancy is working on a budget for the coming fiscal year. It was noted that one of the items needed in the budget is for replacing failing valves at many of the services on the road. It is costing the association about \$800 per property to do this. It is thought there may be about 10 this coming year.

Nadeen mentioned there needs to be a list of just what volunteers are doing and what this would cost should we have to hire someone. The volunteers are using their own vehicles, supplies, equipment, etc to accomplish the work.

Dave noted it will take about \$2,600 to get the pool up and running for the summer. This includes propane, pool painting, chlorine, etc.

Nancy stated that the current yearly fees should stay about the same or a slight increase. After preparing the budget, she was going to prepare a proposal to bring to the general meeting for monthly/yearly fees based on a flat rate and a fixed number of property owners.

April 24, 2010, was set as the date for the general meeting at the pool house. Dean requested any items to be on the agenda for the general meeting be sent to him ASAP. He will write the meeting notice to be sent to property owners.

Other dates set by the board were as follows:

Pool work party - May 29

Every Friday 4 - 6 pm at the pool is a social time for everyone

Board meetings

April 24, 2010 - after general meeting

July 24, 2010

October 23, 2010

January 22, 2011

Tank celebration party when new tank and system upgrade is complete (sometime this summer)

It was noted that Paul Kohl will oversee the installation of the new solar heating system for the pool.

One of the water storage tanks has been taken out of the system because of its deteriorating condition and contamination of the water supply. Until such time as the system is completed, the water could be used for fire purposes.

Board terms are as follows:

2009 - 2012

Dick Knutzen  
Dave Asselstine

2008 - 2011

Jon Hunter (replaced Paul Galligan)  
Nadeen Walker

2007 - 2010

Dean Anderson (stepping down)  
Nancy Papineau  
Marilyn Laubach (replaced Hal Geiersbach)

A discussion of water assessments and hook up fees took place. After much discussion it was decided that some of these situations needed to be looked at on a case by case basis. The following fees were set:

If there are 2 residences on one service, there is one \$3,500 assessment with 2 user fees

If a property owner goes off the system, to reconnect at a later time would cost \$5,000 hook up plus \$3,500 assessment.

Meeting was adjourned at 12:55 pm.

Respectfully submitted by  
Marilyn Laubach, secretary