THREE LAKES WATER ASSOCIATION – BOARD MEETING MINUTES

July 14, 2026

The Three Lakes Water Association Board of Trustees held their July 14, 2026 Board Meeting at 6:00 p.m. in a hybrid setting at the Association office, located at 17503 58th St SE and on audio/video conference. The Association website requests members to inform the Board President, by email (president@3lwa.org), of any comments, questions, or concerns to be discussed at the meeting.

Call to Order

The meeting was called to order at 6:00 pm. by President Lefebure (Chair). A quorum was satisfied by the following Board Trustees in attendance:

Board Member	In Attendance
Steve Lefebure, President	Yes
Joey Martin, VP	Yes
Marek Jedrzejewicz, Recording Secretary	Yes
Steve Campbell, Treasurer	No
Heidi Mann, Trustee	No
John Mannix, Trustee	Yes
Stephen Heise	Yes

Guests: Engineer Rodney Langer of David Evans and Associates, Inc. (DEA)

Management/Staff: GM Steve Butcher

Association Members: None Present

Board Meeting Materials were made available online and were emailed to the Board on July 7, 2026, containing links to the following documents:

- Current Board Meeting Agenda
- Manager's Report: Summary and Metrics handout
- DEA Report
- Reports of Officers and Committees
- Board Minutes for: previous board meeting
- Monthly Financial Report: Summary of Cash and Investments, Cash Balance Summary (current and past month), Expenses, Payroll.
- Unfinished Business Items: Planned motions for board action and related supporting attachments
- New Business Items: Planned motions for board action and review and related supporting attachments

Association Member Input

- None to report

THREE LAKES WATER ASSOCIATION – BOARD MEETING MINUTES

July 14, 2026

Operations and Engineering Update

- Manager Report: Submitted as part of the Board Materials and summarized verbally
- DEA Report: Submitted as part of Board Packet and summarized verbally

Reports of Officers and Committees

- Officer report details submitted as part of the board materials and approved via Unanimous Consent.
- Financial positions submitted by the GM

Current Financial Information

Cash Out - Operating:	**$ 58,872**
Cash Out - Capital	**$ 873**

Cash Balances

General Funds:	**$ 244,796**
Capital Funds:	**$ 856,232**
Debt Funds	**$ 291,573**
Total Funds	**$1,392,600**

Weighted Ave Int. 2.85%

Motions

Motion #2026.07.01: Motion to approve agenda Moved by: Lefebure/Mannix. Result: PASSED (4 in favor, 0 opposed)

Motion #2026.07.02: Motion to approve items on consent agenda: approve July Special meeting minutes, Pay Bills, Payroll, Capital Spending Payments, Loan Payments Moved by: Lefebure / 2nd: Jedrzejewicz. Result: PASSED (5 in favor, 0 opposed)

Motion #2026.07.03: Motion to approve bylaw changes as stated in 3LWAByLaws V20260709 V4.1 as presented. Moved by: Lefebure / 2nd: Martin. Result: PASSED (5 in favor, 0 opposed)

Motion #2026.07.04: Motion to approve the following CIP projects as presented in 3. CIP_Justification_FY2026-2027.docx : BPS #2 Replace Motor, Valve Replacement, Telemetry/SCADA Upgrade, Meter Register Replacement, Office Network Upgrade Moved by:

Jedrzejewicz / 2nd: Heise. Result: PASSED (4 in favor, 1 opposed)

Motion #2026.07.05: Motion to sell Ford F150 to Private party as presented for $18000 Moved by: Lefebure / 2nd: Heise. Result: PASSED (5 in favor, 0 opposed)

Motion #2026.07.06: Motion to approve the ADU policy as presented Moved by: Mannix / 2nd: Heise. Result: PASSED (4 in favor, 0 opposed, 1 abstain)

Motion #2026.07.07: Motion to approve the Social Media policy as presented Moved by: Jedrzejewicz / 2nd: Mannix. Result: PASSED (5 in favor, 0 opposed)

Motion #2026.07.08: Motion to approve the Website Policy as presented Moved by: Mannix / 2nd: Heise. Result: PASSED (5 in favor, 0 opposed)

Call to Adjourn Meeting

Motion #2026.07.09: Motion to adjourn 8:11pm Moved by: Mannix / 2nd: Lefebure. Result: PASSED (5 in favor, 0 opposed)