**Raineri Mutual Water Company**

**Board of Directors Meeting**

**March 25, 2024 @ 7:00 PM**

**Via Zoom Teleconference**

**Minutes**

1. **Call to order and roll call.**

The meeting was attended by 7 participants in total for the duration of the meeting. Those attending were 4 out of 5 members of the board: Alison Armstrong, Westin Bolliger, John Camp, and Mihai Damian; one alternate: Jon Herlihy; and two former board members: Wade Bastien and Marty Feldman.

1. **Discussion and approval of the last RMWC Board member meeting that was held on February 26, 2024 @ 7:00 PM via Zoom teleconference.**

The board members present discussed and approved the minutes of the last meeting held in February. Voted and approved by the quorum of all 4 voting board members present at the meeting. No editing or changes are needed currently.

1. **Presentation of RMWC financial statements.**

The financial statements were reviewed and discussed by the quorum of members in attendance. President Alison Armstrong presented the statements to the meeting attendees after everyone had a chance to look over the figures sent out by our Treasurer, Stephanie Massei. Since the last board meeting held in February, not much has changed in the balance sheet, income statement, and summary of member payments. There has been continued discussion about drafting a letter to start charging the base rate to members who hold water certificates but who are not paying regular usage fees because there is no active meter on the property. RMWC fiscal year begins on April 1st. Alison Armstrong will be drafting a letter to send out to those members holding certificates with no active meters to begin paying the base rate within the next 60 to 90 days.

1. **System status update.**

For about the past 6 weeks, the plant has been dealing with an abundance of silt in the filters and an unknown leak in the system. It seems the leak may not be within a household or else the member should have noticed the excessive water usage on their bill. It may be upstream above the meters feeding into the houses. Right now, we are waiting to see what happens when all the tanks are full again. Float valves still need to be installed on the tanks for the Emami properties. No word still has been heard of from their outfit. John Camp was able to get a list of itemized improvements from Bruce with a dollar amount that we can tackle here in the present.

The board motioned and approved five maintenance items for a max cost of $2,900. Motion granted and approved. There was light discussion about contract negotiations for Gary and his workers. Most likely a cost-of-living adjustment for inflation. As far as the status of the high-risk tree near Alison’s property is concerned, she has all the paperwork done and is waiting for a response from a county team to come out and get it done. We shall wait to see what happens. If the county workers break the RMWC water line beneath the tree roots, they will pay for it.

1. **Status of documentation of work and information concerning Emami and his properties.**

The board members have been utilizing the help from former board president Marty Feldman in communicating with Emami and his outfit. Currently, Marty will begin drafting another letter which includes all the work that has been done by/with RMWC for Emami’s properties in the past 8 or 9 years as well as steps for what to do next to progress construction on these sites. Between the former and current board members, it has been a challenge getting all the information pertaining to Emami and his properties all in one place.

1. **Final information and wrap-up on submission of claims against the county after road clean-up and damaged lines.**

The claims we resubmitted were successful thanks to the efforts of Marty Feldman for running point on that issue. RMWC has been fully reimbursed for the damage done by county workers to our water lines while they were clearing brush from the roadways.

1. **Discussion of next steps/timeline for possible rate increase.**

The present board members continued discussion about rate increases and/or rate changes. A lot of the conversations have been centered around changes to adjust for inflation, plans for financing larger more expensive plant projects, and charges for usage during an emergency event. The discussion also included potentially acquiring insurance for the plant, for example, insurance on the tanks. How would we be covered and what is excluded in policies like that? Right now, this discussion will be tabled until we have all board members present to thoroughly discuss financials and what policies would benefit RMWC the best.

1. **List of projects or upgrades for the plant based on priority/importance.**

After researching into the previous minutes and notes of past RMWC meetings, Secretary Westin Bolliger has compiled a rough list of projects that can be discussed with the other board members. The list so far is quite extensive, and it is bound to get a little longer. There are small projects like that of creating an RMWC logo that we could use to label and identify our tanks and equipment. It has been said that the Chemeketa park water tanks have their own logo. There is still the recurring project item of replacing or increasing the quality of life at the water plant shed where Gary and Bruce do most of their work. There are a various number of items from past boards that we as the current board have echoed and, hopefully, we can take steps to start solving these issues and improving upon the water system we are working so hard for.

1. **Status of RMWC paperwork and files.**

Currently, President Alison Armstrong has been able to slim down the number of boxes and files that she has inherited. Duplicate paperwork has been located and gotten rid of. This is a great start, but the goal is to have all these physical papers and files digitized. Always easier said than done.

1. **Water board training paperwork/certification turned in.**

All current board members need to send in their certificates for the water safety training course. Everyone needs to have their certificates with the president in one place.

1. **Any other items board members feel should be discussed and/or addressed.**

None have been brought up by the board members at this time.

**Previously Tabled items:** The following items are a reminder of topics that have been tabled at multiple meetings.

1. The RMWC board would like to potentially see a formal scope of labor about Gary’s operations around the plant. However, there may also be discussion and review about a needed cost-of-living adjustment since his contract was last negotiated approximately 3 years ago. This topic has been tabled for a future date.
2. discussion about determining whether certificate holders who have not installed a meter or active water system should be charged some form of a rate. If they are to be charged, how is that rate to be determined and implemented?
3. Possibilities for hooking up to SJ Water for emergency use will remain on the priority list but it has been tabled for the moment. Still waiting for specific solutions.
4. **The meeting was adjourned.**