

# Roosevelt Lake Ranch Water System

## Annual Membership Meeting August 3, 2024

**Meeting Called to Order at:** 10:09AM

**Sign In/Establish Quorum:** 89 lots represented in person or by proxy

**Introductions:** Kathleen Stroyzk, Water Operator; Delaine Britton, Secretary; Clint King Elmes, Treasurer and Dustin Penwell, President.

**Approve Minutes from July:** Motion to approve by Clint, 2<sup>nd</sup> by Delaine, AIF.

### Summary of Water Operator Reports from July:

Water Pumped Report	12,338,800 gallons pumped in July 2024. This is 805,300 gallons more than July of 2023 and 3,760,900 more than last month (June 2024).
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### Treasurer's Report: Account balances as of July 31, 2024:

Contingency Fund: \$26,917.76	Checking: \$72,593.75	STCU: \$10,438.69	STCU CD: \$107,021.25	Total: \$216,971.45
Clint:	Review of Budget vs. Actual Income & Expenses for the first half of 2024.			

### **Past Year Overview:**

#### August/September 2023

1. Began planning process for Lincoln Hill to West Mill Steel Water Line Replacement Project.

#### October 2023

1. Steel Water Line Replacement Project was completed. This was one section out of three still existing on the water system. The section that was replaced eliminated the largest liability and risk.
2. Four new full sized fire hydrants were installed. One on Lincoln Hill Place, one on Ivy Way, one on Waterfall Place and one on Roosevelt Heights Drive.
3. AACRA performed the backflow testing and repairs on the system. To maintain lower water fees the cost of testing and repairs have been assessed to the lot owners. This charge going forward will be reflected on the October or December billing statement, dependent upon the actual date of the testing being performed.

#### November 2023

1. The Board began working on verbiage for a motion to assess damage penalties to lot owners who damage water lines or any water system components.

#### December 2023

1. Larry Sanborn resigned from the Board. Larry was the Board Treasurer for over 20 years. We want to thank him for all his time dedicated to our water system.

2. At this time the Board made a motion to appoint Clint King-Elmes as the new Treasurer.
3. A motion was also made to appoint Denny Woiwod to fill Larry's Board seat for the remainder of the term.
4. A new laptop computer was purchased to be used exclusively for the RLRWS Treasurer duties.

#### January 2024

1. We tasked our Surveyor, Larry Kendrick, to begin working on a map project. The maps will outline the entire RLRWS service area as well as maps of each individual division.

#### February 2024

1. The Board adopted a motion for a penalty for damage to the water system property. See our water system assessment fee schedule for more details.
2. Clint began working on extreme line spreadsheet to better reflect our expected income. He also began looking into possibilities of grants for several of our upcoming projects.

#### March 2024

1. The Ivy's donated roughly 23 acres of property below the pumphouse and around the cove. Todd Heaton, myself, Stan Johnson and Debbie Ivy had been working over the past year for RLRWS to obtain a new road easement to the pumphouse. The Ivy's decided that instead of giving us a road easement, that they would donate this land to RLRWS. This creates a larger buffer zone for a well-head protection area and potential site for a future third well if needed.
2. Discussions began again about the Sterling Valley Line Project which will eliminate the water main that crosses over Welch Creek. RLRWS will be obtaining detailed estimates from Copenhaver Construction for the project. After obtaining estimates we will be pursuing a grant for the project.

#### April 2024

1. We are updated from EPA and DOH that our requirement for PFAS testing was pushed back to begin in June of 2025 now. At this same time, Washington Rural Water Association began a new program where small water systems can get free testing for the PFAS. Our Water Operator, Kathleen Strozyk, applied for the program and we have been accepted to receive the free testing but it has not yet begun.
2. (April 2024 Continued) I had a discussion with a Hydro Geologist after relaying information about our wells as far as their depth and location and he believes we shouldn't have any issues with PFAS in our water. He said our aquifer is not viewed as a typical lake or pool aquifer. It is considered more of an underground river type aquifer. During previous testing that he had done near Keller Ferry determined, through a process known as water dating, that the water was roughly 10,000 years old. He believes that our aquifer should be similar to this, if not connected.
3. Well level testing was performed. Evergreen Rural Water performed a test on well #1 in 1978 when it was installed, the static water level was 174 feet. The current static water level is now 151 feet. Drawdown test was performed and recovery time was very positive. Going forward we will be performing well level tests twice a year. Once in the spring and once in the fall.

#### May 2024

1. After previous discussions concerning hookup vs. connection, I had some good conversations with Dr. Russell Mau, who is the Regional Engineer at the office of Drinking Water for the State DOH. Below is his input:

- *Use of the water system's water for exclusively irrigating (i.e., lawn sprinkling) any "public areas". This really should have a meter to keep track of usage and to correctly identify DSL.*
- *A single home that is connected to the water system and is using water and does not have a service meter (but, it should have a meter).*
- *A single home that is connected to the water system and is using water and does have a service meter.*
- *Any additional living unit that is constructed on-site of any single home. So, for the example you give of a "house and a shop with a bathroom and bedroom" this is two (2) connections, because additional water usage would occur through the additional bathroom and bedroom, because an additional person or persons can occupy the property.*
- *Any other living unit (e.g., a "mother-in-law" home) constructed on-site of a single home. This would constitute 2 connections.*
- *Any other "double" homes on a single property – each home is a connection.*
- *A shop or facility on the site of a single home that is used for "business" that has a restroom, in which visitors can come to the "business" and use the restroom. This would be an additional connection – so, the home and business would be 2 connections.*

*However, if a home constructs a "shop" and installs a bathroom (can have a toilet, shower, and sink) in the shop exclusively for personal use (i.e., doesn't want to run into the house to relieve themselves and would like to shower in the shop so as to not track dirt into the house), then there is no additional water – they either use a toilet in the house or use the toilet in the shop – so, this is not a separate connection.*

2. Two of our Board members tendered letters of resignation. These Board members had concerns about potential conflicts of interest for Board members. At this time, the Board began setting up meetings with our CPA and Attorney to discuss.
3. Our pump control panel display screen went out. We placed an order for a new unit which should be installed in August 2024. This new unit will be the beginning of our SCADA system for our pumphouse. The new unit is WIFI compatible and will allow for remote monitoring.

#### June 2024

1. PRV's repaired by Prestige Worldwide Technologies. They rebuilt our 3" and 8" Pressure Regulating Valves at the pumphouse.
2. We had a pumphouse generator issue. While preparing the generator for fire season, the generator was manually started. A bearing failed, resulting in the winding coil coming apart. The Board obtained three quotes for a standby rental generator. Based on these quotes, a rental was selected and set up at the pumphouse. The Board is weighing our options and getting estimates for repair of the generator. Until our generator issue is resolved, a motion was made to put all our future projects on hold.
3. Road repair was completed on Lincoln Hill.

#### July 2024

1. Worked on meeting preparation.

### **Ongoing Projects:**

- Generator Repair

**Upcoming Projects:**

- Sterling Valley Line
- New Pumphouse Road
- Phase 2 and 3 of Steel Line Replacement

**Elections:** Introduction of Eileen Scheibner and Cheryl Leipham.

**Final Ballot Count:**

Eileen Scheibner = 44 votes; Cheryl Leipham = 45 votes; Don Snyder 13 votes and Ron Sires 13 votes.

**Raffle:** Winner, Sean Hansen

**Fire Chief Brief:**

Chief Mike McQuade addressed the members. Approx 150 homes in our community now have a better WA State rating class for homeowners' insurance due in part to the 11 hydrants in Lincoln. Recent property tax increase has resulted in new equipment for the station. Be attentive to any fire risks, and if you see illegal burning, call it into 911. He also recommends the app "Watch Duty" for keeping track of wild fires in the area.

**Fire Wise Community Meeting:**

Garth from Spokane County Conservation District addressed the group. You can sign up (both here and on-line) for an Individual Home Site Assessment. They will come out and make recommendations and resources for fire protection.

**Member Comments:**

- ❖ Water Testing questions were raised by several attendees. Kathleen Stroyzk was able to address the questions and concerns.
- ❖ Regarding our generator problems, a member asked if Western States was going to offer us a rent to own option. Dustin Penwell said we are waiting for more options from the company, including a rent to own option.
- ❖ Yvonne Reppe shared with the group that she had heard that the Lincoln County Assessor's office is reassessing properties and increasing taxes. She suggests, as a 502(c)12 non-profit, we could request reassessment if the RLRWS increase is substantial.

**Meeting Adjourned at: 11:31AM**