

Roosevelt Lake Ranch Water System

Annual Membership Meeting August 5, 2023

Meeting Called to Order at: 10:03am by Board President Dustin Penwell

Sign In/Establish Quorum: Shareholders (lot owners) were requested to sign in with their lot information to establish a quorum to conduct the business of the meeting. A quorum was established for this meeting.

Introductions: Current board members were introduced. Recognized Debbie Ivy for her years of serving on the board, as she is not running for re-election.

Elections: This year we have 4 open positions, and 4 candidates. New candidate Clint King Elmes introduced himself. The other 3 candidates are existing board members, Dustin Penwell, Todd Heaton, and Delaine Britton.

Approve Minutes from July: Motion to approve from Jeff George, 2nd by Todd Heaton, AIF.

Summary of Water Operator Reports from July:

Water Pumped Report	11,533,500 gallons pumped. 1,877,900 more than July 2022 and 2,185,800 more than June 2023.
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Treasurer's Report: Account balances as of July 30, 2023:

Contingency Fund:	Checking:	STCU:	STCU CD:	Total:
\$183,335.59	\$32,034.42	\$10,433.47	\$102,315.35	\$328,118.83

Past Year Review:

August 2022

- New Water Operator Kathleen Stroyzk was hired.

September 2022

- Formal Rate Study began by board member Rob Heinz.

October 2022

- Rate Study continued along with Inland Power usage research regarding KW usage and rates.

November 2022

- Rate study continues with spreadsheets Rob prepared showing rates from other communities.
- Researched companies to clean the water tanks and chose H2O Solutions.
- Our Wells, Casings and Pumps need to be reviewed and we prepared for that.

December 2022

- Budget numbers were prepared by Rob on excel spreadsheets that can be easily updated. We now have a 9-year projected budget to assist the board budget for future equipment needs.

January 2023

- Both tanks were cleaned by H2O Solutions using divers. About 5" of sediment was removed from Tank 1 and 3" from Tank 2. They inspected both tanks and reported that they look good. Their recommendation is to clean every 5 years. If we do an annual flush of the tanks, that could extend the time between cleaning.

- Rob continues work on the rate study and monitoring Inland Power usage, which aides in trouble shooting the pumps. Our power bills range from \$600/mo. in the winter to \$3,000/mo. in the summer.
- CD accounts were opened at STCU in Creston. 5 CDs of \$20,000 each were purchased and to date have earned \$2,300 in interest.

February 2023

- More work on the budget items and different proposals for fee increases were reviewed.

March 2023

- A Generator has been needed for the tank servicing the Timbers & Pines Divisions to maintain water pressure during power outages. Todd Heaton located and we ordered a 14kw Kohler generator.
- Gravel work was done around the reservoir tanks in preparation for the generator.
- A decision was made to increase the base water rate from \$90 to \$100 per billing cycle. Overage charges were also increased. The cost of the back flow testing will be included in the billing statement after the testing is complete. The rate increase went into effect June 1st.

April 2023

- The Generator & Propane tank were installed.
- Rob discovered an issue with the pump at the reservoir tanks. We inspected and found the bladder tank and the check valve in the pump needed replaced. Both were done and the problem resolved.

May 2023

- A new panel and transfer switch were hooked up to the new generator.
- There is a need for more fire hydrants in our area. In discussions with Fire Chief McQuade, an additional 12 hydrants would cover 97% of our community. It is our plan to install 4 hydrants per year for the next 3 years. This should help with fire insurance rates on homeowner policies.
- The board has discussed the replacement of the Pump House. It is our plan to do this over a 3-year period. First year ground prep and foundations, second the tear down and replacement and the third-year installation of the SCADA (Supervisory Control and Data Acquisition) system.
- We still have about a ½ mile of very old Steel water lines that need replacing. Our plan is to get this line replaced, in phases, over the next year. We feel this is necessary to avoid a catastrophic failure, as experienced in other areas.

June 2023

- A power outage revealed a problem with the transponder and control panel screen, which were resolved. We are going to explore better WIFI type connections between the pump and tanks, as well as the control panel for improved communication.

July 2023

- The board learned of new upcoming requirements regarding PFAS testing of our water. This test monitors the micro particles of plastics in drinking water. The State of Washington will be requiring this test as early as 2024.

On-Going Issues:

- Past Due accounts continue to be monitored by our bookkeeper and our board secretary. Reminder, if your payment is not received within 30 days, a \$25 late fee will apply. Delinquent accounts are subject to being locked out of water service and lien filling.

Upcoming Projects:

- Steel water line replacement
- Pump house replacement – to be done in phases over a 3-year time frame
- Add more Fire Hydrants – 3-year plan to add a total of 12 hydrants

Final Call to Cast Ballots: Members were asked to turn in their ballots if they had not done so already.

Fire Chief Brief:

- New Lincoln Fire Chief Mike McQuade spoke to the increasing home owner insurance rates due to high fire danger.
- The Conservation District has grants of up to \$20,000 to remove debris etc. There is a sign-up sheet for those interested.
- Reflective street address signs are available for free and there is a sign-up sheet for that too.
- The “Watch Duty” app can give you real time alerts and information on fires in our area.
- Everyone is encouraged to do their part to keep fire risk at minimum.

Community Association Update:

- Yvonne Reppe gave an update on the community association work to clean up the Peach Cemetery. She had a handout with info on upcoming fund-raising events. A Grant has been applied for.

Member Comments:

- Discussions were had around pump replacement. Should one be purchased to be on-hand? Re-building vs replacing?
- Questions were raised on costs of various projects.

Closing Comments:

Dustin asked Rob to give a brief review of the research he has done regarding our rates, budgets, projects, and power usage reports. Rob showed the attendees the various spreadsheets available for their review. Members were encouraged to look over the information after the meeting. Those wanting more in-depth discussion can set up a time to meet with him individually.

Dustin reminded everyone to be sure they are on the text notification list. Messages are sent when the water is going to be off. A sign-up sheet is available. Everyone is encouraged to take the handouts set out by the Fire Dept. Thank you to everyone who attended today’s meeting.

Meeting Adjourned at: 11:04am