

MINUTES: May 10, 2023 Roosevelt Lake Ranch Water System Meeting

Meeting Called to Order at:	5:07PM
Board Members in Attendance:	Dustin Penwell, Delaine Britton, Rob Heinz and Jeff George. Via Teams Larry Sanborn & Debbie Ivy
Community members in Attendance:	Don Sneyd and Clint King-Elmes

Guest Topics:	None.
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Approve Minutes from April:	Motion by Rob Heinz, 2 nd by Jeff George, AIF
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Summary of Water Operator Reports from April:

Hours Worked Report	Reviewed.
Coliform Test	Performed & Passed.
Daily Chlorine Test Report	Performed & Passed.
Water Pumped Report	1,183,500 gallons pumped. 107,700 less than April 2022 and 107,000 more than March 2023.

Treasurer's Report: Account balances as of April 30, 2023:

Contingency Fund:	Checking:	STCU:	STCU CD:	Total:
\$167,583.43	\$20,003.65	\$10,432.15	\$101,163.55	\$299,182.78

Action Items

President	Water Reservoir Tank Gen Set Status: Electrician was delayed due to illness. He is working on the Panel/Transfer Switch and will be out in a week or two to complete the job.
	Pump Issues at Water Reservoir Tanks: Halme inspected the pump and found the Check Valve needed to be installed "in-line" with the pump, which they did. The Bladder Tank was replaced. Rob monitored the power usage, and after some adjustments to the PSI, the pump appears to be working properly now.
	Fee Schedule Revisions: <ul style="list-style-type: none">• Administrative Fee \$250<ul style="list-style-type: none">○ RCW code limits what can be charged.• Address cost of valve & meter: "Market Price"<ul style="list-style-type: none">○ Timeframe to pay: One Billing Cycle<ul style="list-style-type: none">▪ A Motion was made by Debbie Ivy to revise the timeframe to pay for valves & meters from one year to one billing cycle. 2nd by Delaine Britton. AIF.• Cannot hook up if account is past due<ul style="list-style-type: none">○ Account must be in "good standing".• The Fee Schedule will be updated and Delaine will email to board.
	Additional Hydrants: Working with the local Fire department, we would need a total of 12 new large hydrants & valves to cover 97% of our community. This would help with

	homeowners' insurance rates, in addition to keeping our area safe. We would like to install 4 Hydrants per year over the next 3 years to accomplish this. Todd is getting pricing from Copenhagen. Rob will update the budgeting spreadsheets to see what the impact is.
	<p>Pump House Replacement:</p> <p>This project needs to be broken out into Phases, one to be done each year. This will help with scheduling the workload as well as budgeting for the expenses. The first phase being the ground work and foundation. Phase 2 (2024) would be the tear down & rebuild of the building. And Phase 3 (2025) would be things such as sprinkler system and SCADA.</p>
	<p>June Newsletter/Annual Meeting Prep:</p> <p>Meeting date & time; Proxy info; Nominations for Election; Billing Increase & Auto-Pay; Fire Chief report. Will present WFI and other reports at the meeting.</p>
	<p>Easement, Meter & Backflow at Bell Trust property:</p> <p>Another letter sent 4/26/23, signed rec'd 4/28/23 by Kathy Chertudi. Letter gives 20 days to respond, which will be May 18th. Letter requests access within 45 days, June 9th. Discussion around the issue of easements, the cease & desist request and possible line relocation.</p>
Rob H.	<p>Rob's Reports:</p> <ul style="list-style-type: none"> • P&L Update: Capital expenditure discussion. • Soft Start Study Danfoss: Installed but not working. • Budget Analysis: Revisions to be made based on timeline for projects. • System Review & Analysis of Pumping System: Current system is sized correctly. • Project Cost Update: To be updated based on timeline for upcoming projects. • Kohler Gen Set Warranty: Needs to be submitted if we qualify based on when we purchased it.

New Business:

- Jeff George will look into updating our website.
- Steel water lines in West Mill area are a high risk of failure and need to be replaced. Located behind the cemetery between the old water tower and the RV Park. Getting a quote from Copenhagen for replacement of approximately 150 feet of line.
- Replace heater with heat pump, rebates available.

Projects	Status
Mapping and Surveys	Larry K., working on pump house survey.
Pumphouse Lot Property Line Issue	Awaiting completion of survey.
Gravel driveway at Water Tanks	Mostly completed.
Meter for 2" Hydrants	Backflow preventer has been picked up. Ordered meter.
Olson's Bluff Bladder Tanks	Valve to be installed.

Next Board Meeting Scheduled for: June 14, 2023 @ 5pm

Meeting Adjourned at: 7:16pm