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Board of Directors
General Session Meeting Agenda
Minutes - Approved

In Person Meeting – September 10, 2022 9am

Board Members – Bob Markland, Steve Duncan, Cindy Daily, Lindsey Chargin, Curt Manganaan, Patrick McCaleb **Not Present: Joel Brandon**

Also present: Clarence Rasmussen, Jeff Smith

Call the meeting order: 9:00 am **Called to order at 9:04am by Bob Markland**

Agenda

Approval of Agenda **M/S/C Cindy/Patrick/Agenda approved 6/0**

Approval of previous August 13th meeting agenda **M/S/C Lindsey/Curt/Previous agenda approved 6/0**

Water Well Reports – Nick **Well reports are attached. Nick was informed by Board that some numbers don't add up. Well #6 ran a lot but didn't seem to pump much. The overall decrease in annual usage is likely due to replaced tank leaking for so long.**

Property report – Jeff **Still working on shed roofs. Having locks replaced at tractor barns and pump houses. Generator will be locked from now on.**

Financial report – Cindy **Financial report is attached. Gina has been working on cleaning up our books. Cindy and Patrick will meet with Gina on contacts for overdue invoices. M/S/C Curt/Patrick/Financial report approved 6/0**

Other current business:

(a) Workshop report - Water and Snow Removal Fee Increase – Steve

a. Additional Hookups

b. Fee schedule (attached) **Long discussion took place. All of our association bills have increased and member fees have not increased since 2017. Changes to fee schedule were made (attached) and voted on. [M/S/C Cindy/Lindsey/New fee schedule approved 6/0] Curt, Steve and Gina will work on letter to be sent to association members.**

- (b) Property Transfer update – Gina, Bob **Been in contact with some realtors all ready. Watching what goes on market and contacting sellers that way to make sure transfers take place correctly.**
 - (c) Rules and regulations discussion **Tabled**
 - (d) Temporary water tank for sale update – Curtis **Taking out an \$82 ad in Ag Magazine, listing the tank at \$12,500. M/S/C Patrick/Steve/Carried 6/0**
 - (e) Update on recent low water pressure event – Bob **Tank output got shutoff again. Was handled promptly.**
 - (f) Follow up discussion regarding homeowner water shut off protocol
7. Committee Updates: **All for continuing discussion at later meetings**
Website Development. Bob, Joel **Current changes to be completed by 9/12**
Develop financial plans to support CIP. Steve, Bob, Cindy, Gina

Document Emergency Plans. Curtis, Jeff, Bob

Pump breaks down

Main Water break

Fire Hydrant break

State mandate emergency statement

Update Association contact/mailling list. Gina, Cindy, Lindsey

Audit Water System Map. Jeff, Curtis, Joel, Bob

Association property audit. Bob, Cindy, Jeff

Inventory all Association properties, personal and real.

Audit of condition and recommendations to address.

Discussion Items not on the agenda

- **RCAC water board training coming up 10/27**
- **Will Wintersteen to be invited to October meeting to discuss upcoming year snow contract**

ADJOURNMENT 11:35am