

QUINCY WATER ASSOCIATION

Board Meeting Minutes

September 11, 2013

President of the board, Linda Hooper called the board meeting to order at 10:15 AM at Fultano's Restaurant. Other board members present were Jim Malisch and Debbie Greeley. Tom Williams and Mike Seely did not attend. Eric Griffith was the only other shareholder present at the meeting.

Minutes:

Board members previously received a draft of the August 14, 2013 board meeting minutes by email. The board members present approved the meeting minutes as amended after a minor correction.

Maintenance Report:

The board briefly discussed the written maintenance report from Hiland. The board is still waiting for Hiland to provide cost estimates for the system repairs that they previously identified. Linda will contact Hiland about the cost estimate.

Financial Report:

Jim Malisch presented the financial report for the month of August 2013. He noted that Hiland made a significant deposit at the beginning of August and another at the beginning of September bringing the income for the year up to near normal after two months of reduced deposits during the transition to Hiland. The board discussed the telephone charges and Linda committed to calling the company to determine the correct monthly charge. The past due report was discussed by the board and Debbie Greeley said she would check with Marilyn at Hiland regarding certain accounts. The board voted to accept the financial report as presented.

Old Business:

Linda Hooper reported that the three Birdwell properties being purchased by a developer were in escrow and the waivers of remonstrance would be signed and recorded at the closing. She reported that she had spoken with the realtor, the escrow company and the bank financing the purchase.

Linda reported that she contacted the county land services regarding the usage of the Ilmari property and was told that the zoning would need to be changed to residential in order to market the property as a home site. The process would involve a fee and potentially require removal of the old steel tank. Considering that the site may be useful to remediate the pressure issue on Ilmari Road, the board decided to table the issue.

Jim Malisch reported that Valley Electric was currently in the process of installing the remote monitoring equipment at the treatment plant today. He said that Hiland Water should arrive on site by the end of the board meeting to install two sensors that provide input. Jim expected that the work would continue into Thursday. Jim said that Hiland Water was planning to repair two meter services during the time they are here today.

Debby Greeley reported that she had sent a letter to Quincy Grange to document the board decision about the water charges and future rate made at the August board meeting. She gave Jim Malisch a signed copy for the files.

Jim reported that he had contacted the bank regarding establishing a credit card account in order to pay hosting fees for the association web site in the future. The card account would be limited to a value set by the association, and no card would actually be issued.

Linda reported that she was working with Hiland to establish a water sampling plan.

Linda reported that the copy of the maintenance contract with Hiland was poor quality and she would work to get a better copy for the association files.

New Business:

Linda Hooper reported that the construction company for the PGE plant at Port Westward had committed to sending a check to the association. The check will be sent because of the line break and repair on Quincy-Mayger Road. They preferred to call the reimbursement a good neighbor donation.

Linda Hooper said that she intended to raise a concern regarding the Port of St Helens claim to having potable water. She said she wanted to get it on the record that the association does not currently provide water to the Port.

The board members discussed the association's ability, and/or lack of, to supply water to commercial accounts, and the need to set commercial rates limiting water sales to domestic purposes. Linda asked Debbie to draft a policy framework to act as a starting point for the board to use to create a commercial policy.

The board discussed the end of month reports provided by Hiland Water. Jim said he would be discussing the pass through fees with Silas Olson, the business manager for Hiland.

At 11:05 AM, the board adjourned the board meeting.

Respectfully submitted, Jim Malisch, Secretary-Treasurer of the board.