

QUINCY WATER ASSOCIATION
Board Meeting Minutes
January 14, 2016

Kim Bunnell called the board meeting to order at 6:30 PM at the Quincy Grange. Other board members present were Greg Smiley, Randy Trass, Jim Malisch, Mike Roberts. Association members attending were Karen Trass, Cheryl Malisch, Martin & Debbie Greely, Carol Brandt.

Minutes:

A draft of the minutes of the December 10, 2015 board meeting was emailed to all board members prior to the board meeting. Minutes approved.

Financial:

Jim reviewed all financials for the year 2015, noting the balance in our accounts total \$202,661 and the total expenses were \$98,212 which came in under budget. Financial report was approved.

The board worked out and approved the budget for 2016, which will be presented at the annual members meeting in March.

Jim informed the board that QWA used Scappoose Tax Service last year to do our annual review and that he has lined them up again for this year, but will meet at the Saint Helens office. They will also do our 990 forms.

Maintenance and Improvements:

The low limit alarm on the chlorine residual for Well 2B was discussed:

When calling the Sensaphone, the info for the chlorine residual indicates the low limit alarm even though the actual residual is okay. Hiland sent a report indicating options for repair of the chlorine residual sensor:

Replacing the electrodes for \$927.00 plus 10% was the solution the board focused on.

Mike advised that we check the availability of these electrodes and find out what the shelf life is so we can order a replacement plus one for backup. The board agreed to this as the solution.

The squeaky chlorine pump was replaced, cost of approx. \$1000. The old chlorine pump will be cleaned, repaired and shelved as a future replacement pump.

There was a short discussion on the use of the additive Cascade Water Works used for Well 2B. The additive worked to clean out the buildup on the screen at the bottom of the well. The pumping rate is back up to normal. This procedure should be done periodically to keep the screen cleaned. This method is cheaper than pulling out the pump and manually cleaning it.

The drainage issue for both vaults was brought up. Jim informed that he has asked Cascade Water Works to come to access solutions for the drainage and also look at possibilities for work at the Ilmari site for a booster pump so the system pressure can be regulated. Cascade said work for the vault drainage work would be better done later in the year when the ground is not so wet.

The valve at Rutters Road and Stewart Creek being full of water was discussed. Cheryll Malisch had done some research for the board on getting a lid for this valve to keep debris out of the valve box. A temporary solution is to put a colander in side the valve box while trying to find a lid replacement. Kim and Cheryll volunteered to access the valve the next day, Friday Jan. 15th and report back to the board.

Other maintenance items to keep in mind for the future are the valves at the bottom of Ilmari Rd., one of which is leaking, and a permanent fix for the temporary repair of the leak on QM Rd. The board will move forward on these items when the vault drainage repairs are complete.

Follow-up information on the possibility of using Tim Keranen for T&M work: Jim informed the board that our insurance agent advises QWA to hire only licensed and insured contractors. Greg will pass this info to Tim and let the board know his response.

Randy informed the board about dropping the idea of meeting with McMullen Well Drilling to see if they would be possible candidates for maintenance and repairs on our system. McMullen has not responded well to our invitations to come to our board meetings or to meet at the well site. The board agreed not to pursue McMullen.

Jim will follow up with Dave from Cascade Water Works about their interest in doing maintenance for QWA.

Old Business:

Hermo Road:

Randy updated the board on the Hermo Road project. The project is still in the C & D phases and having issues because of the rainy season. Timing for QWA water lines to be put in, which was scheduled for spring of 2016, may change.

Greg asked about the barrel Hiland was going to bring to cover Well 2B. Jim will follow-up.

Gary V. has put 2 loads of gravel on his property. Gary said he'd rather sell us gravel by the scoop rather than QWA dumping a whole load of our own on his property. Jim will have Gary return the scoop of gravel to Les Pugh that QWA still owes him, and then Gary can bill QWA.

Cheryll Malisch brought the board up to date with her research on ordering the tools and markers we need. The board reviewed her findings and agreed that she and Jim should proceed with the order. Greg will have his friend weld a manhole cover tool for us.

Past dues: Jim asked that Acct. 1493 make a payment. Kim will follow up with this. Jim informed the board that Wauna Credit Union had paid Acct 1530 in full and will continue making the monthly payments now that they own the house. Acct 1567 is still past due, but just made a \$220.00 payment so water shut-off will be delayed while efforts are being made to catch up.

Randy brought up the complaint listed on the December Hiland call log from Carol Frank, Acct. 1541 that had a high bill of \$300. Hiland re-read her meter and says the reading is correct and said they determined there was no leak. Ms. Frank says she used no more water than usual. Jim will follow up with Matt at Hiland and possibly Carol Frank too.

Randy inquired about Curtis Ollila's response to our proposal on buying a new water share. Curtis is interested, but not ready yet to follow through. Randy also asked if we'd gotten a response from George Poysky on our reply letter. No response yet.

Greg addressed the color of the fire hydrants. We will buy a hydrant pressure gauge that also reads water flow. These factors determine what color the hydrants should be painted. Once determined the board can make a plan for painting the hydrants.

The board meeting adjourned at 8:00 PM

Respectfully submitted, January 21, 2016

Board Approved February 11, 2016

Kim Bunnell, assisting the Secretary-Treasurer of the Board