

QUINCY WATER ASSOCIATION
Board Meeting Minutes
February 11, 2016

Kim Bunnell called the board meeting to order at 6:30 PM at the Quincy Grange. Other board members present were Jim Malisch, Randy Trass, and Mike Roberts. Greg Smiley did not attend. Association members attending were Karen Trass, Cheryl Malisch, and Jack Hendrickson.

Minutes:

Prior to the meeting, a draft of the January 14, 2016 board meeting minutes was emailed to all board members. After minor spelling corrections, the minutes were approved.

Miscellaneous Business:

Jack Hendrickson expressed frustration that Hiland had failed to notify him about unusually high meter readings caused by a leak in the line to his house. Jack stated that he would have financial difficulty paying the water bill and affording replacement of the water line. He told the board that he had already purchased the replacement pipe, but needed to rent trenching equipment to excavate.

The board voted to grant leak forgiveness and remove the late fee in order to enable Jack to rent the trenching equipment. Mike Roberts volunteered to help Jack by operating the equipment. Jack stated that until the repair was completed, he would keep the water service turned off except to do his laundry and shower.

Financial:

Jim presented the financial sheets showing all income, expenses and account balances for the month of January 2016. There was a discussion about the charges related to replacement of the chlorine sensor and replacement of the chlorine injector pump. Jim also presented the documents from the financial review and tax forms just completed by Scappoose Business & Tax Service.

Agenda for Annual Meeting:

The board discussed the agenda for the upcoming annual members meeting. They agreed to report on improvement accomplishments made during 2015. The on-going project on Hermo road will also be on the agenda. Future project plans for 2016 will be presented at the meeting. Jim will send a notification letter to all members of record, and Kim will post a notice in the newspaper.

Maintenance and Improvements:

The board members examined miscellaneous instruments and tools that were recently purchased from USA Bluebook. Cheryl Malisch reported that she was able to locate a supplier to purchase a valve box lid to replace the missing cover over the valve at the end of Stewart Creek Road.

The board reviewed the maintenance and call logs from Hiland Water. It was decided that we should ask for more detail to be included on the report when a Hiland technician has a discussion with one of our members. Jim reported that Hiland is expected to install the new chlorine sensor on the next site visit at no additional charge.

Jim reported that Jonathan from Cascade Water Works plans to travel to our site during the next few weeks in order to determine an estimate for fixing the drains in the pressure vaults just rebuilt. He will also evaluate the Ilmari Road facility to determine its potential as a location for a pressure boosting station.

Jim reported that he met with a local professional plumber concerning system maintenance. The former plumber is interested in working part time for Quincy Water to perform limited repair services. The board had a lengthy discussion about our system maintenance and our options regarding maintenance.

The board again discussed the temporary repairs made on the 8-inch mainline near Thomas Road. The board consensus was that the cracked pipeline should be repaired with a permanent fix. The board will discuss the plan to proceed at the annual meeting.

Old Business:

Randy reported progress on the Hermo Road project. He said that he had just attended a construction meeting at the job shack. He told the board that the construction manager said that phases C and D should be completed in May. The plan is then to proceed with phases A and B, which will include the water line work. Randy said that the engineering company was expecting information from the Association regarding the construction release drawings. Jim said he was not aware that they wanted additional information, but would summarize the few remaining issues in an email to Randy. Jim said that we needed to learn the details of the execution plan and water line switch over.

New Business:

Randy asked if there was any plan to reduce water rates. There was considerable discussion about the issue. Jim reported to the board that we have not been able to transfer any money into the money market account since we began making loan payments and since we experienced several expensive repairs. He recommended that until we accomplish more improvements of the supply and distribution systems, we should put any rate changes on hold.

The board reviewed the phone log and the past due report. Jim will follow up with Hiland for collection of a few accounts.

The board meeting adjourned at 8:10 PM

Respectfully submitted, March 3, 2016

Approved, March 10, 2016

Jim Malisch, Secretary-Treasurer of the Board