

QUINCY WATER ASSOCIATION
Board Meeting Minutes
February 9, 2017

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 Greg Smiley. Mike Roberts did not attend. Association members Rocky Roggow and Cheryl Malisch also were present.

Minutes:

A draft of the January board meeting minutes was emailed to all board members before the meeting. The board approved the January 2017 meeting minutes as written.

Financial:

Jim Malisch presented the financial records showing income, expenses, and account balances through the month of January 2017. Jim pointed out that the expenses page listed the amount budgeted in each category of the 2017 budget, and that the Improvements category reflected the amount added at the January board meeting for refurbishing well 2A.

Maintenance and Improvements:

The board reviewed the December maintenance log provided by Hiland. Kim noted that several preventative maintenance tasks covered by the base contract were listed as completed.

Kim asked Greg and Cheryl to report on the work completed earlier today by Cascade Water Works at the Ilmari boosting station. They reported that a new smaller pump was installed and that piping was upgraded and changed to eliminate the falling of pumped water through the air pad inside of the pressure tank. During the work, Cascade found cracks in some of the old piping and replaced those parts. Cheryl said that the plumbing changes should eliminate any entrained air issues. She reported that the new pump is much quieter.

Kim asked Cheryl to report on the schedule for our project to upgrade the Sensaphone, install the internet, and add security cameras. Cheryl reported that the internet work was scheduled to begin on the 22nd of February, and would be completed with installation inside of the building on the 24th. She said she is waiting on a quote from Valley Electric to perform the work, but said that they told her that they could meet our schedule. She said that when we met earlier with Valley Electric they said that they could put alarms on all three doors, which included a key pad override.

Cheryl said the new Sensaphone has been ordered and is in transit to QWA. She told the board the Sensaphone price includes the premium subscription package that will allow unlimited logging of operation data and allows alarm delivery in multiple ways. Cheryl is ready to place the order for the camera system once the board decides which camera system we want and how many cameras. After the board discussed the camera systems and several options, they decided that they did not need a pan, tilt, zoom camera. Cheryl and Jim will visit CBS supply to evaluate their Watcher Products camera system in order to decide if this is a camera system we want.

Randy asked about the mechanics of adding maintenance reports for work that we have contractors other than Hiland perform. The answer is that we the board need to write summaries and insert into the maintenance log.

The board discussed the excellent drawings that Cheryll made of the booster station installation, and Greg said that Cascade Water Works referred to them during the work today.

Randy spoke about the plan to document the procedure for restarting the well 2B VFD, (Variable Frequency Drive), after a power outage like the one that we just experienced.

Randy expressed concern about the exposed water lines crossing the drainage ditch on Collins road. The board members agreed that all of the board members need to review the pipeline installation and formulate a plan to remedy the issue at the next board meeting.

Old Business:

Randy reported that he had no new information on the Hermo Road upgrade project.

New Business:

The board reviewed the Hiland phone log and had no comments.

The board reviewed the past due report for the month of January. Jim will follow up with Hiland about past due accounts and sending a shut off notice to several past due accounts that have not made payment.

The board discussed the newsletter and meeting notice for the annual shareholders meeting. The board also briefly discussed the agenda for the annual shareholders meeting.

The board discussed the plan to refurbish well 2A including the unknowns and possible range of costs. We do not know why well 2A has three times as much iron as the new well, but suspect it might be because of the depth of the well seal. The board wants to have the ability to operate well 2A alternatively with well 2B and not just as an emergency backup. The association has built enough financial reserves to finance the expenditure. Jim will contact Cascade Water Works to determine if this is a project that is within their capability.

The board discussed the recent request to use QWA water for irrigation for marijuana growing. The board's position is that the articles and bylaws do not allow for commercial operation because the association was created as a members cooperative for domestic water use. Further, we believe we do not have the capacity for increased use as our single well often runs several days at a time to keep the reservoir full.

The board meeting adjourned at 7:42 PM.

Respectfully submitted, February 8, 2017.

Approved March 14, 2017.

Jim Malisch, Secretary-Treasurer of the Board