

QUINCY WATER ASSOCIATION
Board Meeting Minutes
October 12, 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, Rocky Roggow, and Greg Smiley. Association member Cheryll Malisch also attended the meeting. Dave Hoiland representing Northstar Contracting attended the meeting as a guest.

Minutes:

A draft of the September board meeting minutes was previously emailed to all board members before the meeting. After making a few grammatical corrections, the board approved the minutes as written.

Financial:

Jim Malisch presented the financial records showing income, expenses and account balances for the month of September 2017. Jim again pointed out the significant increase in interest earned from the association savings since funds were moved to the credit union in mid August. Jim told the board that the checking account would also be moved to the credit union by the end of October. The move will occur after all outstanding checks have cleared the bank. The new checking account will pay interest as long as the account balance remains above \$1,000. Hiland will make the November electronic deposit into the credit union checking account instead of Umpqua Bank.

Maintenance and Improvements:

The board reviewed the Hiland maintenance log and call log for the month of September. The board discussed a log entry concerning a renter that moved out without paying their water bill. Account number 1567, has a balance over \$450. Jim reported that Tina (Hiland Water) told him that the shareholder wanted QWA to split the bill with them. Jim said that he told Tina that the QWA policy is that at all times the shareholder owner is ultimately responsible to pay the renter's water bill. This board supported that policy and said no to any splitting of the water bill.

Kim thanked Cheryll for her work putting together a great report documenting all of the recent system improvement work completed by Northstar Contracting.

Kim asked Dave Hoiland of Northstar Construction Contracting to speak to the board about the status of the improvement project. Dave handed out a summary of project charges so far. He then discussed the details of the individual tasks. Dave and Northstar have completed the project work with the exception of servicing the pressure control valves for Hermo Road. They will schedule a return trip in the near future in order to complete the pressure equipment work.

The cost for the improvement work finished below the budget established when the scope was originally defined in May 2017 and costs estimates were made. This was in spite of adding several additional tasks to the scope when work was in progress. One of the additions was a new meter installation for share #139, account #1594, purchased in the year 2000, for a 2-acre building site.

Old Business:

The board also held a discussion about a call log entry concerning the shareholder of account 1508. This account has been on the monthly past due list for several months but the shareholder has committed to paying off the balance within the week. The board decided to suspend late fees on the account in order to help the shareholder catch up. The board reviewed the current past due list, and decided to ask Hiland to send shutoff notices to three accounts, 1564, 1567, and 1581. The board noted that member account 1575 that had the water shut off last week, has still not paid the balance.

Randy reported that the work to remodel the interior was under way at the Ilmari site and he would be starting on the metal roof soon.

New Business:

Jim informed the board that a shareholder contacted him to request leak forgiveness. The board reviewed the audit report for account 1553, discussed the circumstances, and then voted to grant leak forgiveness.

The board made plans to burn the brush piles at both QWA properties and to power wash the reservoir tank.

In early October, the board held an emergency meeting to discuss removal of the tall fir trees near the south property line of the Ilmari property. Those trees were considered “danger trees” after the new shareholder logged his property that bordered the Association property. They were now a potential liability. The shareholder’s action left eight tall trees owned by the Association exposed to the wind with the potential of falling on our building or the new house the member was planning to build. The board decided to contract with the logging company to remove our fir trees while they were still on site.

The board confirmed agreement unanimously to remove the trees at the board meeting. They also discussed the potential revenue that the Association would receive for the sale of the eight trees.

The board meeting adjourned at 7:30 PM

Respectfully submitted, October 12, 2017

Approved, November 9, 2017

Jim Malisch, Secretary-Treasurer of the Board