

September 12th, 2023, 4:00 pm SEPTEMBER MEETING

Meeting brought to order by President Craig Pilley at 4:00 pm

Proof of quorum: Craig Pilley, John-Olav Johnsen, Nancy Abercrombie, Madeline Henry, Shelley Karcher.

Staff Present: Garnet Akers and Teresa Brevik

Association Members: Fred Smith, Bev Gillespie, Ana Padilla, Pat & Leo Hendricks, and Ruth DuVal

There are no members or guests addressing the board at this meeting.

The minutes of the August 8th meeting were reviewed by the board via email. John- Olav Johnsen made a motion to approve the minutes of the August meeting and Nancy Abercrombie seconded the motion. The vote to approve the minutes of the August meeting was unanimous.

Craig appointed a new board member, Shelley Karcher, to make sure we have a board member to fill Katherine Lewis's position. Katherine had 2 years left of her term.

On Going Business:

Plant Update: Everything is running well. From the plant inspection we were sited to "deficiencies" meaning findings, they were very minor and are already being worked on.

The Deficiencies/ Findings:

1.) We need a smaller 24in mesh screen so nothing can get in the water storage tank. (Big tank- air vent) the only thing that can get at this moment is bugs.

2.) The drain for the actual tank. Teresa suggested cutting it back to where it was. Cut the end off and move it. Craig asked if this was something that could be taken care of with a skid steer. Teresa said she didn't really think it would be worth it. The easiest thing would be to cut the pipe back.

Lastly, Getting the tank inspected (CW divers have retired). So far what Teresa found concerning tank divers was from Texas, South Dakota, and California. Ana stated that it was about 10 years ago the last time the tank was inspected. Teresa said that a tank inspection is **NOT** a state requirement, but simply a suggestion.

Per our plant inspection: It was briefly discussed that we should consider getting better locks in place for our plant. Nancy asked if this was something that could be done in house or should we get quotes. Have a company come out and do it.

We need to get Locksmiths' quotes, Madi or Nancy will work on getting this together.

Quotes for a new solar battery, Teresa found a solar battery at Harbor Freight for about \$80.00. The next time Madi is in town she will pick it up for the plant.

Expense Reports:

The only thing of note this month concerning our monetary situation was that Stacy (accountant) moved some funds to cover certain payments until the reimbursement for the grant is received.

As always, the expense reports have been reviewed by the board via email.

Madeline Henry made a motion to accept the expense reports for the month and Nancy Abercrombie seconded the motion. The vote to approve the monthly expense reports was unanimous.

Building Update:

We're almost there! The electricity is done. We are waiting for the heating and cooling unit; Craig received an email today stating that the unit was shipped. Craig will install it once it comes in. Then Steve the electrician will wire it in.

Hopefully in a couple months we will be able to use the space.

Ana Padilla asked if we would have any money left over from the building.

We'll have a little money left over, due to not putting plumbing in the building. We will have some money left over for the incidentals. Craig stated that we have been considering putting in a walkway between the records lock up and the plant. Garnet also suggested extending the concrete walk to the chlorine room as well.

Plant Techs: Issue tabled from 8/8-

Craig had a change of opinion once he spoke privately with Garnet prior to this meeting. The techs are paid for 20 hours per week. Their shift is 3.5 days. In addition, there is a total of 64 hours that they are expected to work/ be "on call" for. The techs are expected to respond to any plant emergencies within 15 minutes. During their shift (3.5 days) while they're on the shift they must be fit for work the full duration of their workdays. 3.5 days = 84 hours total and they are already paid for 20 hours per week. But 64 hours was not "covered" by their monthly pay. The math breaks down to $80-20=64$ hours / 64 hours at 1.50 per hour (10% of their hourly wage / \$15.00 per hour)

February Compensation: The system leak from February of 2023, the techs never turned in an expense report for those hours worked. The board agreed to pay the techs for the hours worked as long as they could be verified with Teresa, our plant operator.

Bev Gillespie wanted clarification as to why we subtracted the 20 hours from the 84 hours discussed. Craig explained that we are subtracting the 20 hours because they are already paid for the 20 hours per week. We are taking care of what they do not get compensated for, being the 64 hours. This pay will be 10% of their hourly pay which is \$15.00 an hour = \$1.50 per hour they are expected to be "on call" (64 hours) Totally about \$96.00 per week a month. Which is about \$400.00 per tech/ per month.

Motion to approve pay increase and for the increase to start on the upcoming pay period was made Nancy Abercrombie, and John-Olav Johnsen seconded the vote. The vote to approve was unanimous.

NEW BUSINESS:

Online Bill Pay- This feature is active and available for use on the association website. Madi and Stacy have been trained in this feature and are available to help any residents if need be. This program was chosen specifically for ease of use.

Sign for Coin Op:

A year or so ago the coin op was vandalized. When Ana Padilla was President of the board, she had done some research into getting a digital coin op. The cost would have been about \$6000.00. Which is not feasible. The coin op does not make that kind of money at all. The techs were receiving phone calls, every time the coin machine would jam. Then expect the techs to come immediately and unjam the machine. This was happening at all hours of the day/night. Craig hung the sign at the coin op and the board removed the techs numbers from the coin op and from the bottom of the monthly statements. Simply try to eliminate the number of customers calls the techs receive.

Letter to Residents: The secretary Madeline Henry wrote a letter to the residents, informing every one of the changes being implemented. Mainly, informing them that if they wish to have a tech at their property immediately, they will be charged for such. Also, any service must be accompanied by a signed & dated, written request and minimum of 24-hour notice.

OLD BUSINESS: NONE

Closing Comments:

Fred Smith wanted to thank Nancy Abercrombie for all her hard work and diligence in straightening out his billing issues.

Riding you side by side

Motion To adjourn the meeting was made by Madeline Henry and the motion was seconded by Shelley Karcher. The meeting was adjourned at 4:47. The vote to adjourn was unanimous.

