

LMCPC Monthly Board Meeting 05/21/2018

Board Members:

- Jason Battles, President
- Jackson Beard, Vice President
- Joe Connell, Water Chair
- David Irion, Treasurer
- Barbara Garnish, Secretary
- Kelly Russell, Trustee
- Julie Heimbigner, Trustee
- Bjorn Nerseth, Trustee

Residents & Guests Present: none

Call to Order: Jason called the meeting to order at 7:06PM.

Approval of previous minutes:

- April Minutes: Jackson moved, David seconded, passed.
- Annual Budget: Jackson moved, Joe seconded, passed.
- April Financials: Jackson moved, Barbara seconded. Discussion: Update Sue's monthly payment to "Community Coordinator" instead of "Assistant Treasurer". Passed.

Reports:

Finance: Barbara and Kelly need get setup as signatory for the bank account.

Secretary: Barbara will reach out to Meredith to get the final minutes.

Vice President/Community Resources:

- Jackson was able to find Sherriff's deputies for opening weekend. We had 2 deputies for 4 hours on opening weekend. Sargent Barton is interested in working weekends here.
- Jackson will order sand for the swimming lot now that the weather is better.
- Resident contacted Jackson about non-residents accessing the swimming lot and suggested some extreme measures. Jackson will write up something for the newsletter to help residents address trespassing on our private lots.
- Resident contacted Julie about people smoking marijuana at the fishing lot. The board discussed if we should create rules for our properties. There was no decision to move forward with new rules. If residents are concerned about trespassing on our property that would break enforceable law and the Sherriff should be called.
- There was discussion about the number of cars parked at the intersection of Cherry Valley and Mountain View roads for day hikes. Jackson and Julie reminded us to call 911 when there are cars parked in the roadway.
- Jackson is drafting a letter to the Airbnb owner at lot 12.

Water System Chair:

- A well pipe broke just outside the well head where the pipe goes into the meter. We had contractors out to replace as much of the old pipe as was easily accessible. Repairs are complete, and the pipe is operational now.
- The soda ash system is online. We are consistently seeing the pH of the water average 7.6. Our target is a pH of 8.2 as per the engineer. The higher pH will accelerate the passivation.
- Joe is working on the slides for the Annual Meeting. We need to include answers to the most expected questions about the tank and the rate increase. It was asked if we need to compare our cost to the local water systems in the annual meeting slides.
- Water Tank
 - \$99,000 and \$120,000 for the 2 tank options (100,000 and 120,000 respectively).
 - \$38,000 engineering and preparation costs.
 - We could rehab our existing tank and increase the size according to Proseal. We are awaiting the quote.
 - Our engineer is not concerned about the tank collapsing. But he said we could strap the tank if we have concerns about the sides of the tank under the weight of a new roof.
 - We would need 120,000-gal tank to achieve fire flow according to county rules.
 - A steel tank at Camp Seymour might be available for no fee. But logistics are a concern.
 - Should we build a roof over the tank to get us through the short term?
 - The new bid from Proseal/Carbon Builders to concrete skim coat roof and a rubber membrane is \$48,000.
 - We have \$9,000 in the current budget for water tank roof replacement.
- We will need to send a newsletter after the annual meeting to explain the information about the rate increase.
- The new ozone generators have arrived. We will install once the Soda Ash system is fully tuned.
 - Carl was asked how long it would take to activate the second treatment “trains” once both ozone generators were replaced. Carl said he thought an inactive treatment “train” could be put on line in about 20 min.
 - We could treat 32,000 gallons per day in each “train” if our sSand filters were able to work at the peak rate. We currently process about 20,000 gallons/day and recycle approximately 1/3 of the water we treat. We can’t drop below the current run rate.
 - There was discussion of whether we should explore selling our extra water or bottling it. No decisions were made.
- Joe said he hopes to replace the sand in the sand filters in 2019.
- [Small water systems plan](#) will be done with the next engineering effort (probably the tank project). Joe believes the cost of completing the plan will be \$7,500. DoH has encouraged us to produce a [Small water systems plan](#) for years.

- We will hire an electrical contractor to hook up the Ozone Generator. Need to have the liability coverage of a contractor.
- There was discussion about the messaging for the community about the rate increase. We are replacing one of the largest components of the system.

President: No report

Watershed: No report

Webmaster/Website:

- Jackson received notice that our domain needs to be renewed.
- Jackson will get Bjorn the Twitter feed connected to our Facebook.

Employee Group:

- Carbonite back up system. We need to decide if we want to do it going forward.
- Sue said we need to reposition the dock at the swim lot farther from the shore. Jackson said he will do that. The public dock also needs some repairs to the boards on the top.
- 11 volunteers participated in the 5/19 work party.
- The dam face has been weed wacked.
- Sue asked if we should we consider a diverter to address run off from the damn.
- Jackson fixed the gate at swimming lot.
- Kirk Watson weed wacked the fishing lot.
- Sue said the newsletter will have to be a separate mailing this time.
- There is a rope swing near the damn outflow that does not appear to be on our property.
- There was discussion about preparation for the Annual meeting: we will need to provide our current Financial statement and last year's annual meeting minutes. Joe will bring projector. Sue will provide a key and will send Nadine an email of the steps needed to setup for the meeting.
- There was a question was raised, why do we still have asbestos piping at the treatment plan?

New Business: None

Adjourn: Dave moved to adjourn, Barbara seconded, passed at 8:50 PM.

Next Meeting: Annual Meeting June 9, 2018