

LMCPC Monthly Board Meeting 01/23/2019

Board Members Present:

Jason Battles, President
Joe Connell, Water Chair
Jackson Beard, Vice President
Kelly Russell, Treasurer

Board Members Not Present:

Barbara Garnish, Secretary
Julie Heimbigner, Trustee
Bjorn Nersest, Trustee

Employees:

Sue Beauvais

Residents & Guests Present:

Ron Asmus (145)

Call to Order: Jason called the meeting to order at 7:05PM.

Approval of previous minutes:

Previous minutes were not available

Reports:

Finance:

- Kelly and Jason have been working with our accountant on the taxes. We need to have better separation from HOA dues and water system finances.
 - We pay taxes on HOA dues, but only excise taxes on water system funds.
 - There was discussion about governance of funding moves between different funds. We have 3 funding buckets:
 - Dues – non-water activities.
 - Water rates – cover water system. Part of this could go to long term maintenance.
 - Capital debt service – cover our loans
 - Kelly is planning to shift our budget for the next fiscal year.
 - There was discussion about a couple of specific budget line items and how they would be funded.
 - Volunteer coordinator salary – HOA
 - Clearing of Dam face – Water System, required for inspection of the system.
 - Accounting would be split across funds.
 - Utility taxes - Water System.
- There was discussion of our water rates as compared to other systems.
- Kelly requested Water System Capital plan for the next fiscal year.
- Discussion about the spend on specific budget line items.

- Can we move to an internet-based directory? Sue will talk to webmaster. Jackson discussed how we could do this securely and allow people to self-manage updates and visibility.
- Kelly is proposing changes to the layout of the financials to make them more readable and allow us to compare periods over time like year-over-year.
- There was discussion about our leak policy and if it is encouraging water conservation.
- Financials were not approved.

Water System:

- Dam inspection
 1. King county fee structure is changing which is why our dam inspection fee is paid annually though they only inspect the dam once every 3 years.
 2. Joe spoke with King County Department of Ecology and they indicated LMCPD is responsible for the dam.
 - We need to save for dam maintenance as part of our long-term plans. To do that, we need separation of finances and then a policy and a capital facility plan to set aside a certain amount for long-term capital replacement or improvement.
 - We have insurance on the dam for catastrophic failure. There was discussion about what would be considered catastrophic.
 3. There was discussion about the lifetime expectancy of our dam.
 4. Our dam tower was built in 1951.
 5. Ron (145) asked about our dam umbrella insurance policy and if it covers the replacement cost. Jason will ask our insurance agent.
 6. Jackson mentioned that Lake Margaret was originally built as a water source for the city of Shoreline.
 7. Kelly asked if we should we have all LMCPD communications come through the bookkeeper, so we don't have an issue with missed notifications. Jackson mentioned we have LMCPD addresses we could use.
- Joe reviewed slides:
 1. Treatment Plan Updates
 - Both treatment trains now work. This uncovered some unknown issues which are almost all completely fixed. We plan to alternate between the trains once both are running fully.
 - New ozone generators are installed.
 - We've installed an upgraded water turbidity and Ph monitoring system.
 - We have very soft water (very clear) so we needed a unique monitor for our water. It measures regularly and holds the measures for 3 months. DoH requires us to record the measures once daily.
 - There was discussion about treatment plant power during an outage. Treatment plan does not get power from the generator. The generator is connected to the pumphouse. There is a generator hookup for the treatment plant so we will lay wire from the generator to the treatment plant as part of the tank replacement project. The generator has the capacity to run the treatment plant as well.
 2. Treatment Technique Violation (TTV) –

- We want to do pre-testing before we do official testing to complete the TTV. There was discussion about how to successfully test according to the testing guidelines and investigate further where there are still abnormal results.
 - There was discussion that it is possible 2 pipes of dissimilar metals are causing [galvanic corrosion](#). Kelly has a record of water consumption which might assist in identifying homes with leaks if it is caused by galvanic corrosion.
 - DoH has told us testing focus should be houses built between 1980-1984.
3. Water Tank Replacement Project Updates
 - Lot survey is complete for the new water tank.
 - Geo tech companies are bidding. We will get 3 bids and bring them back to the board for approval.
 - Jackson moved that we authorize Joe to select the Geo tech firm based on the 3 bids with a cost not to exceed \$12,000. Kelly seconded. Motion passed.
 - Building permits are in process.
 4. Plan to redo the treatment plant roof this year. Priority is the tank replacement. Expect to do the roof later in the year.
 5. Our Engineer has proposed changing our manganese removal system. Joe will budget for the work in the Capital Plan.

Vice President/Community Resources:

- There was discussion about creating a policy to address impacts and charging fees related to those impacts for short-term rentals. We will need to determine what the impacts are and what fees we would charge to mitigate those impacts.

President:

No report

Watershed:

No report

Secretary:

No present.

Webmaster/Website:

Sue will post the slide deck on the website.

Employee Group:

Sue asked for newsletter content.

New Business:

- Jason received email asking about requiring a resident to be on site when a guest is at the swim lot. It is a rule to make sure there is a responsible party on the community property.
- Ron Asmus (145) asked about being added to the board. We will vote on his absentee position at the next meeting.

Meeting Adjourned: 9:02 PM.

Next Meeting: Wednesday February 27th at 7 PM.