

LMPC Annual Membership Meeting

June 5, 2021

Via Zoom

DRAFT

Attendance (Lot No.)

Board Members:

Jason Battles, President (62)
Jackson Beard, Vice-President (118)
Joe Connel, Water Chair (98)
Ron Asmus, Treasurer (45)
Michael Prince, Watershed (65)
Sam Shipley, Secretary (172)
Barbara Garnish, Trustee (64)
Bjorn Nerseeth, Trustee (11)
Roy Zuniga, Trustee (125)

Employees:

Janice Asmus (45)

Members:

Sue Beauvais and Tom Sinclair (194)
Brian Healey
Dan Corcoran
Deborah Lawrence (192)
Bethany Cook
Kate Endicott and John Knapp (83)
Chris Lewicki (27)
Gwen Santamaria (25)
John
Mitchell (146)
Severina & Logan (131)

Call to order

- Jason called the meeting to order at 10:11 a.m.
- Introductions of board members.

Approval of Previous Annual Meeting Minutes

- No quorum available to approve minutes from the 2019 and 2020 Annual Meeting.

Treasurer - Ron

- Financial report through end of fiscal year, March 31.
- Various sections were summarized.
- Some overage due to issues with a generator.
- Water tank replacement: \$185K spent so far from the \$200K budget.
- Overall, the health of the bank accounts is good.
- Water usage: there are some delinquencies, and the board has not been strict due to Covid. If anyone in the community is having difficulties paying the bill, they are welcome to reach out to the Board.
- Cost of water is \$4.50 per unit of water (750 gals). Excluding leaks, usage averages 500K gallons per month.
- No questions were asked of Ron.

Secretary's Report – Sam

- Sam reviewed his approach to the role.
- A main goal is to digitize the many community documents to preserve history and establish backups.
- Security is of course a main concern, as is the continuity of operations.
- Sam has also been collaborating deeply on the water system modernization.

Vice President & Community Resources – Jackson

- Working on getting internet connectivity to the treatment plan.
- Planning infrastructure and security cameras.
- Last year we didn't spend money on the Community lot. Deputies are not interested.
- The maintenance program for the dam and lots is working.
- Porta potty is up, sand is going to be delivered. Thanks, Sue, for helping coordinate.
- Multiple volunteer work parties have cleared tress, brush, and the path to the fishing lot.
- Some residents have taken it upon themselves to install illegal signs to address issue with speeding cars.
- Another complaint is about on-road parking, which poses obstacles.
- Brian Healy noted that this is especially troublesome during snow days when passage is narrowed.
- Severina asked for clarification on the internet plan. A Wi-Fi mesh could be established.
- Jackson clarified that we need a physical connection (cable) to the plant.
- Severina also asked for context on the issues getting deputy sheriffs hired.
- Jackson clarified that the practice started many years ago when the day before fishing season opened, there would be hundreds of people camping out on the dam, having parties, being loud, even discharging a firearm. Then a deputy was hired for a few years, and that resolved the issue. Now, because of Covid and political issues, it is difficult to find a deputy to work at the gild rate.

Jason recognized Jackson's institutional knowledge as a longtime resident, and the many and invaluable contributions to the community.

Joe Presented his slides:



Water System Updates

SUMMARY OF SIGNIFICANT EVENTS:

- After about 16 months of King Co delays, reservoir building permit issued 28-Aug.
- New metal roof on the treatment plant started on Dec 7th, completed Jan 6th.
- Ground breaking for the new water reservoir was on Dec 2nd, completed Jan 28th.
- Significant weather delays and prior commitments by the excavator/piping contractor pushed most of the piping work into April/May.
- **New reservoir officially went online on May 25th.**
- Level sensors and controls have been installed this week, and are being tweaked.
- The board has decided to demolish the old water reservoir in coming weeks.
- The last step will be to have JP Landscaping install the required plantings (likely in August/September).



Treatment Plant Roof

- Old shingle roof was 23 years old, and shot.
- Significant moss and rot of the roofing plywood made it hazardous





Treatment Plant Roof



- Replaced all plywood with $\frac{3}{4}$ " CDX.
- Used a breathable underlayment to reduce rot.
- Seamless metal roof should last 50-60 years.





What has been completed...

- Per our drawings.
- All Mechanicals on the new tank and pump house done.
- Trenching and wiring in process now.





Lots of Construction...



Question from Jackson: background



Aerial View of Old Tank From Atop New

- Interesting view of the old reservoir, with extensive pitting & spalling.
- Demolition of old tank will occur in the coming few months.



Joe provided context on the old tanks roof structure: 6pprox.. seven years ago, the concrete roof was found to have pitting and applied a protective coating. More recently, it was determined that this could not be done again due to failure in the concrete. The tank had to be replaced.

Brian asked about the pile of old asbestos that had been laying close to the tank. Joe clarified that that 4'x3' pile was removed before work on the new tank got started.



New Piping at Pump House

- Interesting jigsaw puzzle of fittings...😊
- The red components are a check valve and a manual valve – this combination will allow water to flow out at about 8psi should the pumphouse pumps fail for any reason.



Joe noted that in the event of a complete power outage, the valve system has a configuration that lets gravity feed the entire system to some 8 or 9 psi for low pressure service to homes, for example, for trickle showers.



Conduits Run Last Week

Conduits will support:

1. Monitoring & control wires for new tank. (X2).
2. Monitoring & control wires for pump house.
3. CAT6 cable for security cameras all over.
4. Backup power from the generator for the main plant. (Yay!).
5. Undergrounding the power from pole to the pump house. (With PSE).
6. Providing a communications conduit from the pole to the treatment plant, for whatever fiber/coax/network cable we choose for broadband.





The “Break”

- So, when our piping expert was getting the piping ready for the planned tie-in outage the next day, we hit a pipe that wasn't shown on the drawings.
- This was quite a mess, and resulted in a separate and unplanned water outage.



- Chris asked for more details on the undocumented pipes, and whether ground surveying equipment might help.
- Joe clarified that at least three have been found and documented. Many crews worked at the facility over the years and didn't always update the documentation. The original water system is from the 1970s (wooden tank fed by wells). It was updated in 1997-98. Earthquakes have at times disabled (and re-enabled) wells. Community knowledge was lost with the passing of personnel. Board hired Carl 14 years ago to discover and help us gain an understanding. Now, workers have been tasked with documenting the water system. Electrical system has also been documented now that it has been buried (cables had been run overhead). While all pressure and other lines have been documented, there may still be other undocumented infrastructure buried. Joe made sure the community didn't have to pay for fixes due to operator error in rupturing buried pipes.
- Sam added that accidents do happen, that it is a tight space, and it only takes a nick to rupture a pipe. He's working on making sure we have fail safe going forward in

the form of digital documentation of the system and operating procedures.

- Chris recognized that in any remodel, like the one on his own house, can involve mysteries. The county didn't know where his septic field is.



Closing Out the Effort

1. The controls and monitoring for the new tank will be fully operational in early June.
2. Old reservoir tank demolition due to occur in a few months.
3. Final grading and site cleanup will occur after demo.
4. Last step for closing out this Building Permit will be the Landscaping, probably not done until August/September.



What's Next...

- Your LMCPC board plans to continue to modernize and upgrade plant to be more reliable and automated. Some things will include:
 1. Manganese removal system – our engineer is planning a pilot study in the fall. This is a significant item.
 2. Our engineer is examining the removal of our roughing filter system in conjunction with item 1 above.
 3. We are examining a possible pressure increase in the distribution system.
 4. An update to our Small Water System Management Plan, for 5, 10, and 20 year perspectives, is also due to complete by the end of 2021.
 5. We will continue to monitor and plan to replace components as they near EOL (End Of Life).
- Joe noted that we desperately need manganese removal system. The current roughing filter system is labor intensive.
- Discussion around increasing the water system's water pressure.
- Jackson provided some background on the Board's priority on safety. A few years ago, the community water pipes were modernized and fire hydrants added. While we discovered the system can meet the flow requirements, the flow could not be maintained long enough to meet standards (1,000 gals per min. for two hours). Currently the pressure is around 55 psi; ideally it would be closer to 80 or 85 psi. The Board is investigating the feasibility and execution, including possibly providing pressure regulators to lot owners.

- Gwen bought lot 25 and has questions about water certificates.
- Jackson clarified that 20 psi is the minimum residential pressure, that it is currently at 55 psi, but the actual pressure at the street can vary, and homeowners should have it tested if they want to know exactly. Fire flow to hydrant is not the same as fire flow to meter, which in turn determines the fire flow to a sprinkler system. Fire flow is one of the metrics used to determine whether a home needs a sprinkler system: proximity to hydrant, distance to a fire station, etc. Email Jackson for more details. Carl can answer questions as well.
- Joe showed time lapse videos of the construction process. A focus was the system for raising the molds, and safety precautions and protocol.



Tank Completed 28-Jan-2021

Tank Operational 25-May-2021



- Kate asked what would happen if there were a sizable earthquake?
 - Joe clarified that earthquakes have disabled artesian wells, and in one case a subsequent earthquake allowed one to function again!
 - The tank itself is reinforced and design to handle earthquakes. But we can't guaranteed it will resist all earthquakes.
 - Also note that earthquakes can cause widespread disruptions, including to water distribution lines.
 - Jackson noted that the dam could fail in an earthquake.
 - Joe noted that in the 1970s there was a partial dam failure. We have opened the flood gates from time to time for maintenance.
 - Sam noted there will be protocols and checks in place to verify plant works correctly.
- Severina asked about colorization from the water.
 - Jackson clarified that the red stains are due to manganese and can be removed.
 - Joe noted that other color stains might be from iron.
- Severina also wanted to know where the lines are because they plan on planting fruit trees.
 - Jackson: they are under the hydrants, and you can get a free locate service, aka 'call before you dig', from the county (dial 811). The county calls us, and we pay Carl to do it.

Many kudos to Joe for managing the construction of the new tank. There's talk of memorializing his presence there with a mural or a statue. Jason noted that the new water lines installed in 2015 make the water flow possible, but the new tank makes it effective.

- Discussion about art on the new tank. Severina has a concept that includes color bands (brown to green to sky blue) and images of flora and fauna overlayed. Hiring a muralist is expensive, so there a DIY project was proposed that leverages volunteers, for example teenagers from the High School. A key goal is to include the community, including children who might make hand-print 'flowers'. Project should include a banner, and credit to Joe.
- Jackson and other board members (Sam, Mike, Joe, and others) were enthusiastic, and noted that materials could be paid for out of the budget. Jackson and Sam are the points of contact.

Reports thus ended at 11:44 a.m.

Elections

- Jason provided context: there are nine board members, with elections staggered every three years. This year, due to recess appointments (Sam and Roy), we have more.
- Ballots were collected, and Barbara provided the tallies via email to Jason (because she was traveling at the time). All four members have been re-elected. Members will continue in their roles for the next year.
- Sam noted that it is not only Board members who can get involved. Jackson noted that we can use community chairs, etc., and recognized the tremendous effort that Tom and Sue have put into various initiatives, including beautification of the community lot.
- Volunteers were acknowledged, including John Knap, Bill, Derek Baughman (who helped with the generator issue), Tom with time lapse videos.

Announcements

- Sue noted that Chuck B. called earlier because he could not make the meeting. He wanted to make sure Joe and Carl were thanked for all their work on the new water tank.
- Sue also noted that Barbara Leischner would like to have a community directory printed.
- Jackson noted discussions on this topic with no conclusion reached yet. In the past there have been shopping bags of unused directories laying around.
- Participation will be based on explicit opt-in by community members.
- Sue: community garage sale next Friday, Saturday and Sunday. Send Sue an email if you are interested.

- Also, the following Saturday (before Father's Day) will be the dedication of the fishing lot in honor of longtime resident Jack Beard, who passed a few years ago.
- Brian raised concerns about light pollution increasing as people have more aggressive lighting, some pointing up at the sky, others directly at the lake. The beautiful night skies, which have been a feature of community life, are now impacted. This hinders, for example, observation of the stars. Mike has similar concerns about this.
 - Sam noted that neighbors he has talked to about lighting have been accommodating.
 - Chris has a telescope, and while you can see the Milky way, the lights around the lake are evident.
 - PSE has put shrouds around streetlights, so the light is directed downward. They do this for free.
 - Sue will put in a notice about light pollution into the newsletter.
 - Chris will share pictures of the night sky to inspire.
- Jackson: for signage, contact Jared Shoob.
- Ron noted how terrific the community effort around Halloween has been and hopes that will continue. Other participants agreed.
 - Sue will put a notice about Halloween activities in a future newsletter.
- Chris asked about the bike trails, whether they can be used. He noted the 'Private Property' signs.
 - Jackson clarified that Eric Chen bought forested lots as an investment, and that he doesn't mind hikers and cyclists. However, he does not approve of motorize traffic or any clearing of the old logging roads. 'Private Property' signs, and the accompanying barriers, were put in place by residents seeking to deter traffic in the woods. Also, there is a map of the trails that a fire person tracked using GPS. The publication of trails on TrailForks and other navigation apps is not helping keep traffic down.

Adjournment

- Jackson motioned to adjourn. Meeting ended at 12:12 p.m.
- Everyone aside from the Board members dropped off.

New Business

- Motion to open was at 12:13 p.m.
- Jackson motioned to retain the present roles. Mike seconded the motion.
 - There was no discussion.
 - Motion carried at 12:14
- Roy: can we move the annual meeting to another time of the year, when the weather is not as nice?
 - Jackson noted that it can be done but it is not easy and has to be managed well so as not to open it up to wholesale changes. Via paper ballots, perhaps? In the past, there has been talk of adding more and more restrictions, like when people can cut their grass, etc. But there is language that must be updated, for example. Board will discuss in future meetings.
 - Sam noted that overly restrictive provisions would take the soul out of this community.
- Ron asked about resuming in person board meetings. That resonated well, so long as we follow Covid guidelines. Jason will follow up.
- Next meeting will be July 28th.

Motion to adjourn was made and carried at 12:21 p.m.