

Lions Head Water Users Association Annual Meeting Minutes

July 31, 2015

3:05 PM

Roll Call:

Alan Scott and Anne Meininger - Lot 14

Lots represented by proxy - Lot 10, 11, 12, 13, 15, 16

Proof of due notice:

Notice of this meeting was sent out on June 29, 2015.

Reading and disposal of the previous minutes:

No changes were made to the 2014 annual meeting minutes.

Nominations for Vacancy on the Board of Directors:

Alan Scott, Anne Meininger and Allen Bejda are on the ballot. There were no write in nominations, and no nominations were made from the floor.

Report of the President or Vice-President:

Alan Scott reported that lots 12 and 14 are presently on the water system, and the system is working well. We do not anticipate any new hook-ups during the next year. To further explain the situation in early July of 2014 as reported in last year's minutes, the upper cistern on the top of the ridge ran dry. Clint Brooks, our water master, found that a contactor in the transfer station had gone bad. Clint replaced this contactor and the upper cistern was refilled. We tested for coliforms in July after this contactor repair, and the water tested positive for coliforms. We then chlorinated the system in early August. On the advice of Clint Brooks, we ran about 5,000 gallons of water through the system to bring the chlorine up through the system. We tested again for coliforms in September, and this test was negative.

In December of 2014, it was discovered that the transfer station cistern was empty. Electronics had protected and turned off the transfer station pump. Alan Scott then debugged the system, finding that the lot 15 well electronics had failed. Clint Brooks was then called in to fix a radio contactor and a pump definite purpose contactor. This was noticed before the homes on the system ran out of water.

The Scott-Meiningers ran several thousand gallons of water through the system early this summer. At Clint's suggestion, Alan opened and visually inspected the upper cistern this spring. The water was perfectly clear, there was no sludge on the bottom of the tank, and there was almost no surface film at all. These are all very positive findings. The cistern was then closed up.

On Clint's advice, we will continue flushing about 5,000-10,000 gallons of water through the system about once a quarter. The costs for testing and chlorinating the system continue to be donated by the Scott-Meiningers.

We intend to do maintenance on the lot 8 well (our back-up well) in early September since it has been two years since we did it last. We will also chlorinate the lot 8 well, along with the rest of the system at this time.

Lion's Head continues to fulfill all the requirements of the Elk Springs-Lion's Head contractual agreement.

Report of the Secretary:

Anne Meininger reported that copies of the 2014 meeting minutes will be posted on the Lion's Head website, and we'll also update all the previous years' minutes and financial summaries.

Report of the Treasurer:

Anne Meininger reviewed the financial summary. Our beginning balance on August 1, 2014 was \$9,034.73. Our expenses totaled \$1,986.37. These expenses included \$706.47 to Brooks Well Service. Included in these expenses to Brooks Well Service were:

8/31/13 – Maintenance and repair on the lot 8 well, including replacing a gauge, batteries in the radio, and repumping the well.

7/7/14 – Replace contactor upper cistern

12/1/14 – Replace 12 V contactor and pump definite purpose contactor in the transfer station and shock lower tank.

Our electric bills totaled \$1,279.90. The addendum to the financial summary shows expenses by the month. We pay \$30.65 per meter per month whether we use electricity or not, and we have three meters. We are always concerned that the users are paying their share to pump water. The users' fees (\$960/year) still pay a high percentage of the electric bills. Heating the transfer station is still our biggest cost for electricity.

Our deposits included \$2,000 (\$250 annual assessment/lot X 8) and \$960 for users fees (\$40 per month per lot on the system using up to 10,000 gallons/month), for a total of \$2,960. Our deposits of \$2,960 minus expenses of \$1,986.37 result in an ending balance on August 1, 2015 of \$10,008.36. We are continuing to build reserves in case of another very large repair bill, such as the one for \$4,400 about five years ago when we had to replace a pump.

We do anticipate maintenance costs for work on the lot 8 well to be done in September. This will include work on the lot 8 well electronics.

Unfinished business:

There was no unfinished business.

New business:

Alan reiterated that at present our financial situation is stable, and we are appreciative of prompt payments. As mentioned in the Report of the Treasurer, our current hope is to continue to increase our reserves. We currently don't foresee the need for any special assessments in the near future.

Election:

Alan Scott, Anne Meininger and Allen Bejda were elected to the Board of Directors for a one year term.

From the floor:

Nothing was brought up from the floor.

Adjournment:

The meeting was adjourned at 3:20 PM.

Respectfully submitted,
Anne Meininger, Secretary-Treasurer