

Lions Head Water Users Association Annual Meeting Minutes

August 11, 2017

3:25 PM

Roll Call:

Alan Scott and Anne Meininger - Lot 14

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

Proof of due notice:

Notice of this meeting was sent out on July 10, 2017.

Reading and disposal of the previous minutes:

No changes were made to the 2016 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 know of no new hook-ups for the next year.

We tested for coliforms this past spring, and the system tested negative for coliforms.

On Clint Brooks' advice (our water master), 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.

As mentioned in last years meeting, there was a discrepancy in our well and water meter readings. We found a minor leak at the lot 8 well (our backup well). Alan pumped out the vault next to the lot 8 well. Clint Brooks was able to tighten a connection on a pipe joint, fixing the leak. Clint was very generous and did not charge us for this minor repair.

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

Report of the Secretary:

Copies of the minutes and financial summaries are on the website, and all previous year's minutes and final summaries will be available on the Lion's Head website.

Report of the Treasurer:

Anne Meininger reviewed the financial summary. Our beginning balance on August 1, 2016 was \$11,278.71. Our expenses totaled \$1,367.04 for electric bills. The addendum to the financial summary shows electric bills by the month. We pay about \$31 to \$32 per meter per month, and we have three meters. This means that our base cost is about \$95/month whether we use electricity or not. Since 2014 our yearly cost for electricity has been around \$1300 - \$1400 / year.

The bill in April of 2016 was less because of a rebate. Empire Electric is a coop organization and will periodically issue rebates to its membership.

Electricity expenses go up in the winter as we use more electricity to heat the transfer station.

We are always concerned that the users are paying their share to pump water. The monthly users' fees (\$960/year) still pay a high percentage of the electric bills. Heating the transfer station is still our biggest cost for electricity, excluding the monthly costs for the meters.

Our deposits included \$2,000 (\$250 annual assessment/lot X 8) and \$960 for monthly user's 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 \$1,367.04 result in an ending balance on August 1, 2017 of \$12,871.3.

Fortunately, we did not have any repair bills during this fiscal year. We do anticipate the possible cost of bringing the lot 8 well (backup well) online sometime during the next year. As Alan mentioned, Clint, our water master, graciously did not charge us for the minor repair on the lot 8 well last summer.

We continue to maintain our reserves, as a water system is very unpredictable, and we could have a large repair bill at any time. For example, several years ago we had a large emergency repair bill of nearly \$5,000 when a pump burned out. At that time, we had insufficient reserves, which necessitated a special assessment. We wish to avoid the need for special assessments in the future.

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. 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 3:37 PM.

Respectfully submitted,
Anne Meininger, Secretary-Treasurer