

Approved
at T-29

Township 29 Annual Meeting Minutes: June 13, 2015

6-11-16

Attended:

Kurt and Cathy Groesch, Jerry & Nancy South, Sally & Henri Hardenberg, Susie & Roland Nelson, Sari Spieler & Daniel Goldsmith, Cheryl Ethridge Vyrostek, Doris Hunter, Larry Schneider, Cyril Trask, Claire Rich, Jennifer Bosserman, Alice Rockhill, Jenanne Murphey, Jo & Bill Morrissey, Russell Harvey, John & Janice Tabal,

18 properties represented= a Quorum

Absent:

Janet Harvey, Dick & Carol Johnson, Dustin South, Doug & Sherry Joel, John & Linda Hayward, Hank Vyrostek, Wayne Ebel, Virginia & William Thomson, Larry & Dawn Howard, Tove Thorpe & Frank Flem

Announcements:

Henri & Sally Hardenberg are building a new house in the T-29 water district and putting their current house (Off Kai Rd) on the market on 6/19/15.

A. Treasurer Report:

Janice Tabal, treasurer distributed and reviewed the Treasurer Report. We have to pay our loan payment on October first so it is critical that members get their annual membership fees paid on time (September first) so we don't incur late fees, She reiterated that if there is any hardship with meeting this deadline to give her or any other board member notification so a payment plan can be developed.

B. Water Quality Report:

The 2014 Water Quality Report was distributed to members and reviewed by the president of the board, Sally Hardenberg. The T-29 water system had no arsenic violations or violations for bacteria and nitrates. We have increased our chloride levels above our usual (of 250). The last two readings were 290 & 260. This is concerning for salt water intrusion. (see section 3 under old business for further information on this issue) Everyone was reminded that conservation of water is best way to prevent salt water intrusion.

The board is looking into measures on managing the chloride. Overall the T-29 group has done a good job with water consumption: average use in 2013 was 84 gallons/day and in 2014 it was 78 gallons/day.

Sally reminded the group that it is all homeowner's responsibility to know where their water shut off is and how to shut it off should a problem in their system occur. It can take hours for someone from King water systems to come out.

C. Water Meter Reading Report:

Sari Spieler distributed the water meter reading report. Our totals for the year are very close to what King water system has for the totals. The small discrepancy can be explained by having an old meter as it may not be as accurate as newer ones. The Johnson's had 3 months where their meter was under water and couldn't be read. Sari has agreed to continue as water meter reader and Jenanne Murphy and Alice Rockhill have agreed to be backups.

D. Reading of minutes from the June 14, 2014 meeting:

Cathy Groesch, T-29 secretary, read the minutes and they were approved.

E. Old Business:

1. Arsenic water project. The state has officially signed off on our water project. All that is left is for us to pay off our loan.

2. King water fees: It took a while for our water system to get running in the correct range and a lot of adjustments were initially necessary which incurred additional fees. Things have settled out and our monthly fees to King water systems for the maintenance of our system runs at 400.00/month.

3. Salt water intrusion: Russell & Sally are having conversations with the county on what our options are for managing salt water intrusion. Our system was set up (wired) to be able to change our pump activity to be in sync with the tides. Kurt will call Garrison engineers and find out the cost of this. (plan would be to pump at low tides)

4. Amendment to increase water connection fees: at 2014 annual meeting it was voted to okay and amendment to the bi-laws to raise the one time connection fee to the T-29 water system to \$10,000. This only affects three lots in the T-29 system. There was discussion of doing a graduated increase instead of this big adjustment. Members were reminded that we are in accord with other water districts in both island and other counties and as it was already voted in, ultimately no changes were made and the amendment stands.

It was also pointed out that the original fee system was never part of the bi-laws but was an addendum.

5. Capitol Project plan: Russell Harvey estimates a cost of around 150,000 to replace the aging pipes in our system (based on 60.00 linear foot of main pipes that we got from Clive at King water)

Lauren Rich has agreed to help look at costs along with Russell & Janet Harvey, John Hayward and Daniel Goldsmith.

6. Access to well from Scurlock: The plan for using a concrete bollard was not feasible due to King water system needing to drive truck down drive to deliver the barrels of chemicals needed to run our system. A chain link fence and lock was used instead. The Joel's and Doris Hunter are happy with this solution.

7. Clean-up of stairs and access to well: Currently Doug Joel is maintaining the stairs. However the perimeter around pump house buildings also need regular maintenance year round. Daniel has agreed to be in charge of this project and Wayne Ebel, Henri Hardenberg and Jennifer Bosserman have agreed to help out as well.

Well access: Russell brought up need for several community members to be trained in how to shut off the main pump should it become necessary. He has agreed to make up an instruction sheet and Jenanne Murphy, Sally Hardenberg, Kurt Groesch and John & Janice Tabal , Russell Harvey have all agreed to complete the training.

8. Lien on delinquent property. A lien was placed on a property for nonpayment of fees. A payment plan was started and once it is paid off, the lien will be removed.

F. New Business:

1. Emergency Preparedness: Cathy reviewed importance of having shoes, gloves and flashlight in night stand in case of earthquake as broken glass is usually the first hazard encountered. She encouraged everyone to have enough supplies to last at least seven days including medications and pet food.

A member reminded everyone to keep the map the neighborhood booklet handy which has instructions on what to do in emergency as well as a sign saying "help" or "OK" that can be placed in front window so rescuers can get to the people who need help quickly. Cathy encouraged anyone who wants further emergency preparedness information to contact her by email.

2. Generator: Roland reminded everyone of the problem of a prolonged power outage. The T-29 pump system will be out which means no water in fire hydrants should fires break out and no water to our homes. Larry just bought a dual fuel(propane or gas) generator for around \$600.00 that puts out 4800 watts. Jerry South says their water system in Berring which has 150 houses on its system put in a self start/ auto shutoff generator for \$12,000. It puts out 20 Kilowatts of power. Their costs included a lot of electrical work. Kurt will check with Garrison engineers to see what size generator we would need. When we put in our new pump we included wiring for a generator hookup. Once we know what size generator will be needed, the board will look into prices.

3. Charge by Meter: Sally reminded everyone that this is not a punitive action, but rather a way to be proactive in our water management and protect the T- 29 water for the future.

Janice Tabal passed out a handout comparing Light House Shores (LHS) water billing to our current T-29 system. After much discussion it was voted on and (passed)/agreed that we would adopt a similar fee schedule:

We will continue with our current fees:

200.00 lot fee

600.00 water fee/loan payment

In addition there will be a nominal fee of 2/10 of 1% assessed on your actual water use for the year. You will know what this fee is at annual meeting as water usage is calculated from May-June)

In other words starting this June 1, 2015 through May 31,2016 take your year's TOTAL water use number and multiply it by 0.002 and that will tell you what you will owe on September 1,2016 on top of the regular \$ 800.00.

We did random calculations on this year's totals just to get an idea of annual costs:
heavy user \$ 99.72
moderate user \$61.00
light user \$14.19

Governance:

Sally Hardenberg remains as President
Roland Nelson remains as Vice- President
Cathy Groesch remains as Secretary
Janice Tabal remains as Treasurer

Committees:

Meter Reader: Sari Spieler, Jenanne Murphy, Alice Rockhill

Emergency Preparedness: Cathy Groesch

Phone Tree: Claire Rich

Doris Hunter

Well Access: Daniel goldsmith

Wayne Ebel

Jennifer Bosserman

Henri Hardenberg

Capitol Project: Russell Harvey

Janet Harvey

Daniel Goldsmith

John Hayward

Lauren Rich

Bi- Law Revisions: Sally Hardenberg

Nancy South

Meeting 6/13/15 10:07.am. adjourned 12:05.pm

Next annual meeting: Saturday June 11, 2016 at 10:00 am

Respectfully submitted:

Cathy Groesch