

## **T-29 Annual Meeting Minutes June 8,2024**

10:06 a.m. meeting was called to order: adjourned 11:14 a.m.

**Attended:** Lauren Rich, Pip Gordon, Alice Rockhill, Nancy & Jerry South, Dustin South, Linda Hayward, Wayne Tilson, Cyril Trask, Doug & Sherry Joel, Kurt & Cathy Groesch, Janice Tabbal, Daniel Goldsmith, Mike & Betty Russian, Janet & Russel Harvey, Steve & Kathy Hunter. Ralph Palmer

**Absent:** Susie Nelson, Sari Spieler, John Tabbal, Anna Singh Deo, Virginia Thomson, Jo Morrissey, Jenanne Murphey, Henri & Sally Hardenberg, Jennifer Bosserman, Doug & Connie Johnson

**Announcements:** We spent a few moments remembering Bill Morrissey, Roland Nelson, Doris Hunter, and King Rockhill

### Special Meeting

The Board reminded the membership that we had an emergency meeting and voted to approve \$3120.59 in order to purchase a new chemical pump for our well. We let every one know that we were aware that we exceeded the boards spending limit (without a vote of the members) for amounts over \$1500.00 . But due to emergency nature of the problem and no other choice for us to continue to have water we did the authorization. A Motion was brought up, seconded and approved by members vote to approve spending \$6000 for the cleaning of the water tank.

The membership wanted to put a cap on how much the BOD could spend to clean the tank without having to come back to the membership, as it exceeds the \$1,500 cap in our By-Laws.

**Consumer Confidence Report:** The Consumer confidence report was distributed to the members. It will be sent to the members who are not at the meeting today. To be in compliance with the state we need to tell them that everyone has received this report by July 1,2024.

**Meeting minutes:** The following meeting minutes were voted and approved:

June 10,2023 T-29 Annual Meeting Minutes

August 6, 2023 T-29 Special Meeting minutes

**Reminder:** There is a \$500.00 Special Assessment due July 1,2024 . We have two further assessments as voted on by membership at this August Special meeting.

**Budget: Lauren Rich** , Treasurer, reviewed the annual budget. She reported our budget to be balanced and that we are current on expenditure payments. She discussed that our Waste & Waste Water( WWS)bill was higher than usual due to the following:

November 2023 the bi-pass meter leaked

December 2023 leak repaired

January 2024 we had to purchase expensive reagents for compliance maintenance

May 2024 the chemical pump broke and was replaced

Lauren also reported that we have used up the funds that were so generously donated for our new generator.

Lauren reminded everyone that they can mail payments to:

US Post BOX 1305

Freeland ,Wa. 98249

### **Water Meter Report: Janet & Russell Harvey**

Janet & Russell Harvey reminded everyone to please keep meter area clear of grass and weeds for it to be easier to read the meters. A few people mentioned that their meter covers were broken. It was mentioned that one could measure the size of the cover and order a replacement online and also that Hanson's carries them.

Janet said that if you have foam in a plastic bag for insulation purposes, that it is ok to leave in place as it can easily be removed and replaced at time of the reading.

### **New Well Project: Doug Joel**

Doug reported on the progress of getting our new well project completed:

8/24/2023 we signed a contract with Garrison Engineers to write report required by the state. He reports that Garrison is carefully following the Dept. of State guidelines. March 2024 we completed our pump test.

Doug estimates that ninety % of the \$10,000 has been spent and that the plan is nearly completed. We are waiting on the Dept. of Ecology to issue a water certificate.

We have run into a small glitch in that the original well we had installed in 1966 was marked in the wrong quarter on the state records. This seems to indicate our new well is NOT in the same quadrant as our original well, when in fact IT IS. Once this is cleared up, there should be no need for T-29 to have to get a new water certificate.

Current timeline: New well ready to operate September 2024

We still need to:

1. Get a bid from Aquatech on cost to connect to the new well as well
2. Get estimate on getting the storage tank drained and cleaned prior to hooking to new well. This should be done every 5 years and it has been that. (probably 6 years)

Doug said we have spent \$15,158.00 on the well project and we had budgeted \$30-35,000.

### **New Business: Pip Gordon**

Pip did inventory of all pipes on T-29 water system as required by the state.

Any home built after 1986 had to have no galvanized pipes. The state also is banning galvanized pipe connections,

Pip carefully looked at all the systems on any home that was built before that time and found only one home to have lead pipes. Turns out it was her home. She will now be looking at replacing the water line from her house to the main T-29 water line. People mentioned that there may be grants for owners of small water districts to get some help with the costs.

A report has to be completed on our T-29 water system, documenting everyone's type of pipes. We will be able to have this done in time to get it to the state.

OLD RECORDS: the board has recognized that the T-29 records are scattered and not easily found when needed. We are asking everyone who has records to give them to one of the board members so we can sort, collate and digitalize the t-29 records.

WEB SITE: CASE SENSITIVE::: HTTP:// toenshoip29 (NOT HTTPS) password lower case t29 (NOT t-2 no dash)

Board members: Nancy South, Pip Gordon, Lauren Rich, Cathy Groesch

### **Emergency/Disaster Preparedness**

The Hardenberg's house on Kai Rd (garage to be precise) has been our first gathering location in case of a major event. They have their house on the market and have moved off island.

Due to this move we needed to relocate the antenna that provides the Wi-Fi connection to our monitor for our generator and alerts us to any problems. It is planned to be relocated to the Tabbal's house at the end of June. Estimated cost for this was \$700.00. Once it is completed we will know actual cost.

Our secondary location for meeting place is the mobile home at end of the Rockhill's property- accessed off Magellan Dr. This is less than ideal as it may in the tsunami (or close to the cutoff). We will need to gather the supplies from the Hardenberg's that they may have and figure out a new location

### **Election of Board Member: Nancy South**

The Treasurer position is coming up for renewal. Lauren offered to the membership if anyone wanted to do the position, but did agree, that that she would be happy to serve the next three years

Unanimous vote to re-elect Lauren Rich as T-29 treasurer

### **CCR Report; Doug Joel**

#### **Water Quality**

Doug handed out and reviewed the water quality report:

No arsenic violations

No nitrates

Increasing saltwater intrusion

We did have a chlorine violation. The filtration system injects chlorine to bind to the arsenic, allowing the larger arsenic particles to be filtered. We anticipate this not to be an issue with the new well.

Pump House:

A sign up sheet was sent around for clearing pump houses site.

Gate keys for pump house are as follows:

Nancy South (2 keys)

Lauren Rich (1 key)

Harvey's (1 key)

Janice Tabbal (1 key)

Doug Joel (1 key)

**Misc:**

1. Email list will be updated then sent to members online, in PDF format, so it can be easily printed
2. Dustin South brought up the fees for connecting lots to T-29 system. The board has been discussing this and have determined that any NEW lot will need to pay the \$10,000 hook up fee ( which is standard practice), BUT any lots that have been contributing to the capitol maintenance fees in on-going manner will not.

Respectfully submitted

Cathy Groesch

T-29 Secretary