

Board Minutes

June 13, 2015

Call Meeting To Order: Al Bingham, President Time: 8:13am

Roll Call: Al Bingham, Scott McDonald, Jerry Montalbano, Joe Young, Mary Wilkinson

Approval of Minutes as Read: May 18, 2015 meeting approved as read. Motion carries.

Treasurer's Report: Joe Young

General Fund \$134,951.37 Debit Card Account \$563.91 Reserve Account \$81,114.84

Revenue through April 30 \$175,082.88 Expenses through April 30 \$49,494.57

Denis White asks how many part-time employee? Answer given is two. (Correction: 3 per minutes review)

Activities Report: Beverly McCredy---Presented a copy of response to email from Pres. Al Bingham. Activities: June 15 Writing Group 4:00pm, June 24 Ladies Luncheon (bingo & prizes), June 27 Bean Bag Baseball followed by hotdogs, chips & pop \$2.00. Future activities: Casino Night, water aerobics, Texas Hold'em, horseshoe tournament. Would like to purchase 4 digital dart games and a defibrillator. Charlene Strahler donated a fan for library. Next meeting: July 1st.

Member: Bob Young inquires hours caretaker working but advised it should be discussed later in meeting.

Storage Lot Report: Denis White---Full. Four on waiting list of which three are for pull thru location.

Architectural Permits Report: Al Bingham---Shows list of current and past Pre-Approval Applications. Triplicate form explained. Jerry Montalbano, Vice President, advises he will no longer be helping with this committee as not appointed properly by President. Also, is quite busy as the Liaison to Caretaker.

Unfinished Business:

County Fees: Guest Speaker, Elting Hasbrouck, County Commissioner, June Fullmer, Assessor & legal counsel. Topic: SVCRD Fee (\$85.18) & Solid Waste Fee \$60. The Counties interpretation of "residency" appears to be the qualifier for those lot owners to be billed. There were many questions asked by association members and responded to by the three guest speakers.

Hot Tub Rule: Update: Mary Inquiry at last open meeting by Christine Dolan questioned the age limit for children in hot tubs. We had inherited an "under 13 year rule not allowed". Further research found CDC recommendation to be under 5. Sign changed. Still trying to make contact with Central District health on sign from them that conflicts with our under 3 untrained potty swim diaper rule. There sign says no child not potty trained allowed in pool. Phone calls to Central Dist. Health have gone unanswered.

Pool Rules: Member provides copies of old Pool Rules dating back to 2003 to Caretaker. Prefers old rules. Other member says it's not a public pool and we should be able to do what we want like adult only hours, etc.

Security Cameras/WiFi: Al Bingham acknowledges monthly cost for internet access \$59.99. He has questioned why no wi-fi yet. Caretaker Bill McFarlane thanks Don Weber for his many hours of volunteer time for setting up the system. For those questioning the need for the internet expense, he explains that it is needed to accommodate the security camera system, allowing for off-site access for safety reasons. He hopes to have Wi-Fi available in clubhouse library area. Currently, the connection is not functioning properly on-line to remote devices. He is waiting on Frontier to respond to service call request.

July 4th Special Event: At board request Don Weber, coordinator of event, announces July 4 event for park owners and invited guests at 5:00pm. Potluck. Bring a dish for 10. A band to be provided. Flyers to be provided.

Dust Abatement: Mary Wilkinson---Reports all avenues for rental of truck for application of abatement product or for water application only, have been researched. This not possible due to owner insurance restrictions. Bill McFarlane, caretaker,

reports he is awaiting replies to quote requests. He hopes to have costs to Board soon that might be less expensive than past years. He would like treatment to be complete by July 4 th.

New Business:

Caretaker Presentation To Board: Bill McFarlane requests letting him getting through his report and then he would be glad to take questions.

Common Area & Storage Lot Weeding & Spraying: Lot has been done once to date. Other common areas are a work in progress as weather has allowed. Board is aware of actions taken through regular emailed reports provided by caretaker and liaison, Jerry Montalbano.

Mosquito Abatement: Spraying commenced June 11 and will continue on Thursday & Sunday nights as wind and rain conditions allow.

Ponds: Bill acknowledges the many volunteer hours of raking of ponds in past years with volunteers and the present help he has received. Local, State & Federal agencies were all involved in the proper management of the wetlands and the permitting process. Park C.C.& Rs mandate management in perpetuity. Fish & Game will be in next week for consultation. Bill has provided to Board, a schematic for retro-fitting pump and pond supply line to include a sediment trap/vault. Al Bingham had proposed to caretaker the possibility of closing two ponds to allow better flow. Bill explained that the mosquito infestation and stagnation issues that would arise from this unpermitted change to the eco-system wetlands site would take us out of compliance with our permits.

Intake To Ponds: Bill reports the approximate distance from pond pump to intake at river is approximately 1300 ft. *Al Bingham interjects current line is 12" with a smaller insert from his visual inspection. He recommends an 18" line be used with vault system with cost approximately \$97,000.* Bill continues with his report. The current pump has a capacity pf 900gal. per minute with approx. 80 p.s.i. The pump at installation and early years had fantastic flow per longtime resident reports to him. The pump needs to be rebuilt or at the very least be serviced. It needs a sediment trap. Bill advises we address the most foundational issues first. Proper circulation is needed to maintain appropriate fisheries and achieve better results for eco-system balance. Data will be collected, presented to Jerry Montalbano (liaison) and board for review. Bill has met with the city mayor and council to discuss easements. They ask for a little time to research easements that would be needed before any replacement line or work can be considered. Bill advises that new lines may not be needed. Flushing of existing lines and placement of sediment vault may be sufficient. Bill has provided a schematic to board of system he recommends.

Sewer Lines: Maintenance of lines must be done twice yearly. The grade of the lines is very poor. He encourages lot owners to flush their lines on a regular basis.

Debris Removal: Bill has offered a possible solution to yard debris problem. He has offered the use of his trailer to haul debris once a month; pick up at individual lots on predesignated day and he would haul to dump. Board will discuss.

Pool Temperature: Al Bingham requests pool temperature be 89 degrees. Bill says he provides info based on his pool experience, and board makes decision. A higher temperature is a cost to everyone. It feels good, but exposes young and old to dehydration. Maximum temperature possible of heater unit is 100 degrees. Therapists recommend 84-86 degrees.

Motion/Mary 2nd/Al "Shall board authorize Caretaker to heat pool to 88 degrees May 1 to October 1?" Unanimous. Motion carried.

Stan Stinson advises Caretaker that a heat loss study done on pool area in 2012 and followed up by moisture barrier and new insulation installed in pool room ceiling.

Bill's report ends.

Sewer Manhole Lids: Al reports he learned from Bill that the vent holes in manhole covers are necessary to circulate air. Closing these vents with the nuts & bolts Al installed on some can cause a serious problem. Al will remove the bolts he installed.

Architectural Permits: (continued) Jerry Montalbano, Vice President requests continuing discussion of permits that was cut short earlier in meeting. Al Bingham indicates he has authority to appoint individuals to this committee. Jerry disagrees. Denis White challenges Jerry's assertions by reading a portion of the By-Laws referring to Presidential duties and committees. Jerry does not believe a non-board member allowed on this particular committee due to a previous decision of this board. No further discussion or decision taken up by the board at this time.

Garbage Bins: Leroy Smith requested an extra bin for P-St. Overflow on Memorial Holiday and extra day before pickup. Bins have been monitored. Board agrees to bring in an extra bin for July 4th weekend & Labor Day weekend. Current costs for three bins only \$564.39 month. A full time fourth bin would add an additional \$159.35 per month.

Dave Hagen: Had requested agenda slot for addressing financials, but feels his queries have already been addressed. He does question why we seem to have so many government agencies involved lately. Board acknowledges little involvement other than for liability & safety concerns.

Ann Montgomery: Thanks the Board for trying to make the park safe.

Meeting Adjourned: Al Bingham 11:15am

Respectfully submitted,

Mary Wilkinson, secretary