
BSHWUA Annual Meeting Minutes 2/22/2017

Call to order

Ty Walker called the meeting at **Montana City Bar and Grill** to order at 7 pm. Board officers in attendance were Ty Walker (President), Joan Anderson (Treasurer) and Lora Grabill (Secretary). Leata English and Stan Becker (Operators) were present. Nineteen other residents attended.

Approval of 2016 minutes

Since last year's meeting minutes were posted on the website, Ty asked if there were any amendments to the minutes. No amendments were received, Ty motioned to approve 2016 meeting minutes, Leata seconded motion. The motion passed unanimously. Printed 2016 meeting minutes will be sent to those who requested them.

Treasurer's Report

Joan introduced herself, Lora, Leata and Stan, as well as salaries they received. She explained safeguards for BSHWUA money and that another board member is required to review where money is spent, checks written, etc. She briefly reviewed the cumulative financial statement, which was handed out to all attendees. (See attached). She highlighted legal fees for Arnold lawsuit and explained estimated budget, saying that we need to keep a reserve on hand. Expenses and revenues are stable, except for earthquake damage and possible other unknowns. The 2016 loss of \$6,632.37 was due to the Arnold lawsuit.

Operator's Report

Leata explained the duties of an Operator, which included water sampling, changing the reverse osmosis filters once per year and maintaining the water system. Both Stan and Leata are state certified operators. She stressed the need for residents to call Stan or herself rather than a plumber for reverse osmosis problems. Residents were urged to check the BSHWUA website for test results. The Operators keep a maintenance log and Standard Operating Procedure manual. The tanks were cleaned, videoed and were found to be in good condition. Some maintenance is planned on the tank lids, and DEQ sanitary surveys are to be done soon.

Stan reviewed damage from recent earthquake. Damage included a bad valve, a broken line near the mail boxes and three breaks. Draw down test planned this year on test well on Greenwood Trail. If it passes, a new pump in well (#5) will be installed. Residents were reminded to call before digging on their property, citing the brief water outage during the summer due to a broken line. All properties have a 10 foot easement for utilities.

Stan asked what duration of electrical outages people had experienced, and a maximum of four hours was stated. A resident of 25 years couldn't remember any major outages. A backup power generator estimate will be obtained. Flow meters are to be installed behind the mailboxes to monitor water usage because Leata said that the DNRC is conducting a water assessment test on the entire valley, and by the

year 2020 will be enforcing water usage laws. In response to a question, Stan said the tanks are not radio controlled, but are monitored by Wi-Fi.

Unfinished business

Ty gave a brief synopsis covering Arnold vs Blue Sky Heights Water Users Association lawsuit. We settled for \$10,000 and retained our water rights and well #3. All ownership records have been corrected in the courthouse. BSHWUA retained lawyer Gary Walton for the lawsuit, and he still has money in retainer fees.

The Board would like to get professional help to review amendments and make recommendations to improve our bylaws. Desired changes include needing two or three signatures instead of one and/or a vote of the board for important decisions. Ty added that for the recent lawsuit, water rights transfer should have been voted on. The board is open to suggestions on bylaw changes; the email is listed on the BSHWUA website. **Motion:** Brent Lefler moved to pursue an outside source to review our bylaws and make recommendations. Leata seconded the motion. The motion carried unanimously.

Ty related that a new back up well was estimated to cost \$25k to \$35k. This includes an 80 yard connection to an existing line. We hope this will be done by the end of summer. This will help low water pressure areas, should feed tanks and will also improve well electric efficiency. He also added that adding a well does not mean we can increase watering yards. The board will get multiple quotes from contractors, and will mail letters to BSHWUA with bid amounts. A motion was offered to authorize the board to move forward with bidding and well installation. However, Ty said that a motion was not needed, and that the board would seek BSHWUA review and comment once bids are received.

New Business

Ty said that all board officials serve two year term limits. Board members were nominated and approved as follows:

- President – Ty Walker
- Vice President – Chris Davis
- Treasurer – Joan Anderson

Bob Karhu suggested an engineer be added to the board. Ty suggested adding at least one new board member in the bylaws to break voting ties. Stan mentioned that scheduled maintenance will be posted on the board by the mailboxes.

Motion: Ty moved to recommend keeping the fees and dues the same amount as they are. Carl Tanberg seconded the motion. Motion carried unanimously.

Call to Adjourn

Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Lora Grabill, Secretary