

Annual BSHWUA Meeting Minutes - 3/7/2018

- Call to order at 7:00pm
 - o Board officers in Attendance
 - Ty Walker – President
 - Chris Davis – Interim Vice President
 - Joan Anderson – Treasurer
 - Gina Boesdorfer – Interim Secretary
 - Leata English – Operator
 - Stan Becker – Operator
 - o 13 residents in attendance.
- 2017 Minutes unanimously approved
- Treasurer Report – Joan Anderson
 - o Joan explained the financial statement that was handed out and it covered the past 10 years.
 - o Expenses were explained and included items such as paying the utility bills, water testing, payroll for employees, insurance on employees, taxes, workers comp, and unemployment.
 - Ty and Joan are paid \$225 per month for their duties on the board.
 - o Stan and Leata are paid \$425 per month for their duties as operators.
 - o Joan explained operating protocols such as checks and balances in place for making payments.
 - o Joan discussed the Dishonesty Bond, which covers up to 5 people.
 - The dishonest bond protects BSHWUA for signers.
 - o Joan discussed the CDs that the board has and stated that it is her recommendation that the board should keep the CDs to protect against natural disaster costs/major maintenance.
 - o Joan stated that repairs the most variable expense.
 - o Joan stated that she the 2018 proposed budget for repairs is the average of the previous 5 years.
 - o Stan discussed that the filters have a three-year replacement and that roughly 1/3 of the filters in the neighborhood are replaced every year on a rotating schedule.
 - o Peter Italiano asked about the uranium fees.
 - Stan stated that it was for the engineers and process that led to the RO system.
 - o The proposed budget was approved unanimously.
- Operator Report – Stan and Leata
 - o Stan stated that three lines broke in 2017.
 - Two of the lines were on Greenwood Trail and broke within a week of each other and likely happened as a result of the earthquakes.
 - He also said that the Lincoln earthquake broke the main line.
 - Two pressure tanks also broke in the upper pump house last year and were fixed.

- Stan stated that in 2018 two valves on Greenwood Trails will be fixed so that we will be able to divert water, in the event of a break, to part of the neighborhood rather than shutting off the entire neighborhood.
- Leata discussed that the survey by DEQ found that only three repairs were needed.
 - The system is inspected every 3 years and the neighborhood passed with flying colors.
- Stan discussed the new well that was supposed to be installed over the summer.
 - The well was diverted to Lincoln after the earthquake because they were in higher need.
 - The well should be arriving in June.
 - The new well will allow us to shut down one of the more inefficient pumps and we will not have as much air in the water.
 - Ron Brook asked how large the new well would be.
 - Stan stated that the casing is in the ground and is 8 inches in diameter and the well will be 6 inches diameter.
 - Out wells are currently getting 140 gallons/min on average.
- Stan stated that we will still have to have a watering schedule in the summer.
 - The odd number houses will be able to water on odd days.
 - The even number houses will be able to water on even days.
 - Last summer we never went below 40% capacity.
- The wells were cleaned and inspected in 2016 and were in good condition.
- Peter Italiano asked was the frequency of testing is and what is being tested.
 - Leata stated that the schedule is on the DEQ website.
 - Bacteria is tested every month.
 - Positive tests are usually seasonal.
 - Lead and copper are tested annually.
 - A battery of other tests occur either every 3, 6, and/or 9 years.
 - All tests are scheduled and Leata gets reminders to make sure the tests are completed on time.
 - RO units are because of the uranium and provide bottled water quality.
 - The board keeps extra faucets for those that do not have softeners for the RO faucets.
 - Water samples occur every 3 years on the RO systems.
 - RO membranes are good for 5 years and the system will shut down if the membranes go bad.

- On the 3rd year of uranium sampling operators might be coming to the houses to get the sample even if they don't need to change the filter this year.
 - Peter Italiano asked about the current level of uranium.
 - Stan and Leata stated that it varies from season to season and ranges from 100mcg to 130 mcg.
 - There has been no documented case of uranium poisoning in MT.
 - .030 is the maximum level of uranium before it will start collecting in kidneys.
 - The uranium levels in our water system were getting close to 5-6 times the limit, which is what prompted the RO units.
 - It is safe to drink the tap water in terms of bacteria – it just has higher mineral limits.
 - A cleaning process is done monthly on the system – using process recommended by DEQ.
 - The way the water in the neighborhood was designed the RO system was not feasible for a point of entry process because there would be no guarantee that the water would be filtered for every house, which is why it is at every house.
 - The Operators report was unanimously approved.
- Unfinished business
 - As a result of the lawsuit the board would like to update bylaws.
 - An example of an update would be changing the process so that it would take multiple signatures approve things.
 - The board would like to have the attorney that handled the lawsuit review and update bylaws.
 - The attorney estimates updating the bylaws would take 30 hours and cost \$4500-\$5000.
 - Motion to hire the attorney was unanimously approved.
 - Gina and Chris were nominated to stay in their current roles.
 - Motion was unanimously approved.
 - Fire mitigation – Chris Davis.
 - Chris recommended that everybody take time to go to Firewise USA website (<https://www.nfpa.org/Public-Education/By-topic/Wildfire/Firewise-USA>) and peruse their information on fire mitigation.
 - Chris stated that the highest risk to houses are embers and encouraged fire mitigation such as keeping firewood stored away from house and cleaning up needles.
 - Chris is teaching a class at Helena College that will need to burn as a part of their course.
 - Chris would like to work with Clancy fire department and find burning projects in neighborhood for his class – possibly around the boundaries of subdivision.

- Low capacity in wells could impede ability to fight fire.
- Peter Italiano asked what size line is hooked up the hydrant by house.
 - Stan stated it is 1.5inch
- Follow-up question: Do we have full size hydrants at the fire department?
 - We do not have full size hydrants; the fire department would load water from the creek.
 - The fire department would also use portable tanks if we had a fire.
- Chris stated that it is possible to buy portable sprinklers that can be attached to the exterior of the house that could be used to help in a potential fire.
- Chris stated that he is willing to talk with anyone about fire mitigation and structure surveys regarding fire risk.
 - He also stated that structure surveys are available from the Forest Service and Firewise USA.
- Fees and association dues.
 - The board recommends keeping fees the same.
 - Motion unanimously approved.
- Additions to agenda
 - Brian Gerner stated there are a lot of weeds in open space at end of Rock Ridge and asked if there was anything the neighborhood could do to address the weeds.
 - Ty stated that we can talk to the county about spraying those weeds in addition to the ones along the side of the road.
 - Leata recommended having one gallon per person per day and recommend having three days worth of water in case of an emergency or water shut off.
 - Leata also stated that the pumps would not work if there were a power outage.
- Meeting adjourned at 8:15pm.