

Annual BSHWUA Meeting Minutes - March 20, 2019

- Meeting called to order at 7:00pm
 - o Board officers in Attendance
 - Ty Walker – President
 - Chris Davis – Vice President
 - Joan Anderson – Treasurer
 - Gina Boesdorfer – Secretary
 - Leata English – Operator
 - Stan Becker – Operator
 - o 3 residents in attendance
- 2018 minutes unanimously approved by 7 votes
- Treasurer's 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 \$450 per month for their duties as operators.
 - o Joan discussed the insurance which covers:
 - The properties
 - The park lands
 - Includes directors and officers insurance
 - Includes dishonesty Bond
 - o Joan stated that repairs the most variable expense.
 - Joan stated that she the 2019 proposed budget for repairs is the average of the previous 3 years.
 - o Motion to approve the treasurer's report was unanimously approved – 7 votes
- Operators report – Stan and Leate
 - o Stan discussed the breaks that occurred in 2018
 - One well near forest park was abandoned because the pipes are too close to a main gas line that powers Butte and Boulder and the pipes have passed their life expectancy
 - The majority of breaks in 2018 happened by the mailboxes (3 breaks in 2018 – all involved pipes splitting)
 - The pipes have passed their life expectancy
 - The neighborhood currently runs two wells
 - Well 1: 100 gallon/min
 - Well 4: 140 gallon/min
 - Need to re-pipe the wells and dig a new vault to get up to 2019 standards
 - There is an engineer looking at what this process will look like

- The new vault will have a manhole cover so that the vault can be accessed without digging into the ground
 - Will need to shut down Well 1 to set the vault – should only take one day
 - Two homes are without water when Well 1 is turned off, the new piping would fix this issue
- Leata provided a testing update
 - Each house get Uranium testing once every 3 years
 - Some things are tested once a month – such as bacteria
 - Phase 4 and Phase 5 testing every 2-3 years
 - On the BSHWUA website there is a link to a “Drinking Water Watch” website, which has all of the testing results
 - RO filters are changed once per year
 - Contact Stan with any maintenance issues regarding the RO units
- Motion to approve the operator’s report was unanimously approved – 7 votes
- Unfinished business
 - Update on the well that was drilled last year
 - A drawdown test was conducted and it is not a strong producing well
 - Currently looking for another source of water that can be tapped straight to the tanks
 - As a result of all of the breaks, the focus has shifted from finding a new well to fixing the piping and vault by the mailboxes
 - Discussed bylaw changes and additions
 - There was a lawsuit 3 years ago regarding water rights and it highlighted issues with current bylaws
 - An attorney had reviewed the bylaws and modified them to include more checks and balances with Board decision making and financial processes
 - The new draft was provided by the attorney this morning
 - The draft will be posted to the website for 1 month for members to review and comment
 - The board will vote at the next board meeting
 - Board elections – the President and Treasurer position are due to re-election
 - Ty Walker was nominated to remain as president
 - Motion was unanimously approved – 7 votes
 - Joan Anderson has moved out of the neighborhood and will no longer be treasurer

- The Board is looking to hire an accounting firm or contractor to manage the finances and is currently in the process of getting quotes
 - There still needs to be a board member in the treasurer's seat to coordinate with the accounting firm/contractor and to maintain a complete board
 - The treasurer would no longer be paid because the accounting firm would be paid
 - Leata English was nominated for the Treasurer's seat
 - The motion was unanimously approved – 7 votes
 - Fees and association dues
 - The board recommends keeping the fees the same, especially given the uncertain costs associated with the maintenance work that will need to be done in 2019
 - Motion unanimously approved – 7 votes
- Meeting adjourned at 7:45 pm