

SLS Annual Meeting 2019

Race Road Fire Station

May 4, 2019

All Current Board Members present: Lois Craig, Kimberly Jaderholm, Brian Pulk, Duane Smith, Lyle Kendall, Ron Roberts, Rob Marsicek

Meeting called to order at 10:00. President Lois Craig welcomed everyone and reminded them the Board of Trustees work to keep the community safe and financially healthy. The purpose of an annual meeting is for the community to receive a report of the community finances, and hear about the actions/policies taken by the Board to fulfill their obligation to the community. The next year's budget is approved during this meeting.

The posted agenda was referenced for the meeting and the working guidelines of the Board were reviewed.

1) 2018 Annual Meeting Minutes

Motion to approve: Motion by Billie Alcott, Dave Heron 2nd, unanimously approved.

2) Treasurer's Report

Brian Pulk reminded the members the Long Term reserve established three years ago under the previous treasurer, Les Dodge, was reviewed by the board and updated for the next years. The purpose of a long-term plan is to finance anticipated future expenses. It is anticipated that major expenses will occur to keep the water system operational, to keep a functioning pier and float, as well as many other less costly expenses. The plan makes assumptions on what expenses will occur and when they will occur. Based on the assumptions the plan calculates the contribution to the accounts by each SLS Tax Lot and Water Share, each year, as a part of the annual dues budgeting process. The goal of this plan is to fully fund these expenses from the reserve accounts without any special assessments. (A summary of the long-term plan was mailed to each member with the annual meeting agenda). No questions were asked.

Brian summarized the 2018 budget and results and noted that again underspending was the trend in both the water systems and common areas operating budgets. (The 2018 budget and results were mailed with the annual meeting agenda)

Brian presented the 2020 budget and the Board recommended holding the annual assessments constant while building the long-term reserves. (The proposed 2020 budget was mailed with the annual meeting agenda) No questions were asked. Motion to approve the 2020 budget was made by Randy Nollan, Kristi Ingram 2nd, unanimously approved.

3) Water System Report

Lois shared while our well is working fine and does not need replacing at this time; it is prudent to continue pursuing a second well given the age of our existing well. Bill

McDonald has been working with Brian Pulk and Jerry Jaderholm to investigate aspects of a second well and Bill shared their work.

Bill reviewed the well costs and location options. Cost effective options include access to land or land ownership where we can put a 2nd well, with appropriate easements (100 foot radius is required around wells). Recommended course of action is to secure a location today (to keep acquisition costs low) for a 2nd well and install the well at a later time, when needed. He noted that there is one aquifer in this area and elevation and distance from the sea water play into the longevity of any well.

Brian reminded us that the rising chloride levels and conductivity caused us to begin looking at options. Levels are now holding, but our levels remain just below the cautionary levels as laid out by the state standards. Our water is currently safe for drinking and King Water runs all required checks and reports any changes.

Questions/comments from the community:

- Water quality? No concerns based on regular readings.
- Do we have Salt Water intrusion now? We are just below the “Yellow” zone (Red zone is considered critical). And we have a salt water intrusion mitigation plan if we exceed the requirements. Reviewing well site charts show that further away from salt water indicates less salt water intrusion.

Lois repeated the importance of conservation and that our water rate schedule is based on that priority of conservation. This year, the water rate schedule was revised to address a broken line and the resulting leak. This is separate from conservation. In the context of leaks, the Board revised the rate schedule to emphasize that we are neighbors, and “forgiveness” for an act of nature relating to leaks between the water meter and the house. The home owner will still be responsible for repairs to the leaking line.

Questions/comments:

- Meters originally installed to support conservation. King Water reads the main usage meter once a week and can detect a spike that indicates a problem. That information is passed on to the Board.
- Compliments to Steve Sechrist for helping King Water to properly diagnose the recent leak at Greg Patrick’s property.
- Should volunteers be used to supplement individual readings taken by King on a quarterly basis? King measures the main usage weekly, which is an indicator.
- Red light was on at the pump house - what does that mean? Usually that means the pump is not working to fill our reservoir. At the end of January and beginning of February, the light was on while the reservoir was being drained prior to the planned (and cancelled) reservoir service. King and the Board will be more proactive in notifying the community when the red light is on for a planned reason.
- Should the Board remind members to turn off water when they leave for extended times in order to reduce the risk of a prolonged leak? This meeting minute note is an appropriate reminder. May add a note in the welcome packet as well.
- As an added note: Our water system is gravity fed. The reservoir contains enough water for 21 days in the winter and 10 days in the summer, if the pump is not pumping, based on average usage.

- Deferred reservoir cleaning will be rescheduled once a water spigot is installed near the reservoir.

Introductions of those present

Board and present community members went around the room and introduced themselves. New members were welcomed.

4) Dock and Common Area Report

Ron Roberts shared the float and dock are in good shape. The float will be installed this afternoon. The firepit will be replaced since it has burned through and the common areas are also in good shape.

Questions/comments:

- Sign up for picnic area use, to minimize conflicts, is accessed via Ron directly.
- Thanks to the Roberts family for all the work they put into the community and for allowing the community to use their property for boat launching access.

5) Old Business

Lois shared the record retention work needs to be scheduled. Need volunteers – see signup sheet or let Lois know directly. Guidelines are in place.

Questions/comments:

- Community could pay to have files digitized, if needed.

Faye Magnuson has volunteered to be the steward of the Book Barn for another year which is located in the play area. Thanks to Faye.

6) New Business

New directory is available. Usually a directory is not printed every year, but with 10+ new members, it was decided to revise last year's directory. Not every person has contact information listed and these are print only. If you are interested in the directory, please contact Lois.

Questions/comments:

- Nancy Reed: Crochet is part of her therapy and the mittens she has created are available.
- Bill McDonald: Farm animals are not allowed in the community covenant, but chickens have been requested to be added. No one has officially asked the Board. We will consider investigating what would be required to change the covenants.
- Dave Heron : Interested in chickens in the future.
- James Rudolph: Some hedges have been planted and grown to exceed height/view restrictions. Are there covenants for that?
- Dave Heron: Community enjoys dark skies at night. Outdoor lights are disruptive. Please remember to be courteous to your neighbor and avoid bright lights at night.

- Bill McDonald: Need a third person to help on the 2nd Well Committee. Tom Alcott volunteered.

7) Election of Board Members

Board is comprised of 7 members.

Lois (outgoing)
Duane (outgoing)
Kimberly (outgoing)
Lyle (outgoing)
Valerie (outgoing 1 year remaining)
Ron (in the middle of 2 year term)
Brian (in the middle of 2 year term)
Rob (outgoing Past President)

Considered for the Board:
Billie, nominated and 2nd
Carlene, nominated and 2nd
Lyle, nominated and 2nd
Duane, nominated and 2nd
Lois, nominated and 2nd

Motion to accept all 5 nominees, 2nd, unanimously agreed.

A special thanks to Rob Marsicek and Kim Jaderholm for their years of service to the community as they step down from their board positions. Their interest and support in keeping the SLS community safe and healthy is greatly appreciated.

Meeting adjourned at 11:20.

New Board:
Lois Craig: President (2 years remaining)
Billie Alcott: Vice President (2 years remaining)
Brian Pulk: Treasurer (1 year remaining)
Carlene Carl: Secretary (2 years remaining)
Duane Smith: Water (2 years remaining)
Ron Roberts: Dock and Common Area (1 year remaining)
Lyle Kendall: (1 year remaining)