

Draft

LMCPC Annual Membership Meeting
June 11, 2011
Foursquare Church, Kelly Road

The meeting was called to order by the President, Joe Rogers, at 10:07a.m.

Before actions were taken, Secretary Kurt Watson reported that 45 Owners, or 28%, were present which constituted a quorum.

Welcome & Introductions

Current board members (Randy Garl, Jackson Beard, Jan Blumberg, Joe Rogers, Kurt Watson, and David Irion) were introduced, as were Employees Holly Rogers and Carl Mueller. Owners introduced themselves as well.

The Rules of meeting were given by Joe Rogers.

Minutes

Minutes of the 2010 Annual Meeting were presented.

Barbara Rumpf (Lot 50) made a motion to approve the Minutes. Candy Garl seconded. The motion carried.

Report: Finance

Copies of the 2010/2011 Year End Financial Report and the 2011-2012 Budget, as adopted by the Board, were available as handouts.

Treasurer Dave Irion reported that:

The Water System processes approximately 5,000,000 gallons a year.

Each billing period there are approximately 4 to 5 delinquents accounts.

He said the Board had decided not to raise fees this year. It has been operating at about 85% of budget, but this will not be the situation in 2011-2012.

Houston Barclay, our CPA, reported that the financial reports appear stable and sound.

Discussion took place regarding water usage and some large expenses coming in the near future.

A question was raised about a drought situation in the future having an effect on water availability.

Jackson Beard reported that this is unlikely and Dave concurred that the Board does not foresee an issue in the near future.

Several owners urged the Board to plan and pursue funding options for emergency repairs and large projects so as to avoid a big assessment on owners, including building up our reserve. Suggestions included having all residents pay an extra amount each year to defer costs that might arise to avoid a new loan; extending our water lines to services outside the Lake Margaret plat (would require a by-laws change); applying for loans; consolidating our 2 existing loans and increasing the principal at a lower interest rate.

Houston Barclay and Randy Garl noted that we do have a reserve amount, beyond the \$50k that is required by the federal government program loans we have. That additional reserve would pay for some of the upcoming projects.

Report: Water System

Randy Garl shared pictures of the project to protect the reservoir at the Treatment Plant. This was a project that had been neglected and will continue to be done every two years (the tank will be cleaned and sealed).

Randy reported that during the last week of this month the road will be torn up for approximately 3

weeks while the County replaces a box culvert. The culvert size is increasing from a 3 foot pipe to a 12 foot by 12 foot culvert. (Shina Richardson, whose property is adjacent, added that the size is regulated by salmon protection measures in case the dam were to break.)

Randy explained that LMCPD will be capping the line at both ends of the project area, and will be moving the water service (and meter) on one property. The LMCPD 4" water line in the affected area will be replaced by a 6" one. To questions, Randy replied that the culvert is being replaced because the road is sinking and the pipe is already stretched. Jack Beard commented that this project is an example of the County being proactive. Jan Blumberg noted that it's a project that Dex Burlingame pursued for years with the County.

This is a 1.2 million dollar project, and LMCPD will be incurring \$22,000 of the cost. To a question of why the LMCPD has to incur some of the costs of the project, Randy answered that the County pays for the culvert, but each utility is responsible for the cost of the project that affects that utility. Jackson commended Randy for saving the LMCPD a large amount of money by working with the County and negotiating with them.

Randy said another upcoming project is the repair of the dam tower concrete base and the tower walkway.

As to the AC (water) line around the lake we haven't had leaks for awhile, but there is concern that this could happen when construction on the box culvert starts.

Water Systems Manager Carl Mueller reported that the water system has functioned flawlessly. Carl and Paul Rush, Assistant Water Manager, have completely refurbished the entire water system. They removed manganese in the water line and flushed the water line. They dismantled and changed all lamps in the UV system portion of the treatment plan.

Carl explained the whole process of the water treatment system.

He referred to an earlier alert concerning arsenic levels. He said arsenic is not present in the lake water, but is in the groundwater from the well which is a backup water source. He added that there is not a high enough concentration to cause concern on a short term basis. Randy commented that the system used to be able to operate on well water for 6 months, but rules have changed to 4 cumulative months of groundwater.

Carl is available to give tours of the water system. A suggestion was made to put pictures and a slideshow online.

A question about adding fluoride to the water was brought up. According to Carl and Randy, this would be very unpopular with a large number of owners, and current studies indicate other water systems are discontinuing it.

The ozone generator booster pump went out in March. A back up pump was used. Discussion took place about whether to refurbish the old pump at \$1400 or purchase a new one for about \$1900. Carl explained that the Booster Pump Station takes water from the water station and manages the pressure. The pumps and motors are outdated. Energy savings need to be considered; the energy reduction could be up to 75 percent. Carl is working with some vendors regarding this issue. The replacement dollar amount is \$8,000. The pumps are on 24 hours a day, so this could be a great energy savings. Carl assured that there is redundancy and several backup pumps in case of any type of failure.

Carl thanked his assistants and volunteers that have helped with projects including Ray L. McLeese who helped clean up waste sand that had been removed when cleaning the sand filters; Doug Eals for his work on the generator; and Bill Kruetzburg for help with rewiring a pump.

Carl explained to the residents that Paul Rush is his assistant and he takes numbers and records data. Paul has been studying and has prepared for the Dept. of Health for an exam to become a water plant operator. He has taken a class at the DOH and will be taking the test later this month.

Carl has to issue two reports. The first is a Water Use Efficiency report which is mandated by the State Dept. of Health. (We are already under the numbers by 60% in our water usage efficiency, he said!) Tom Sinclair (Lot 192) elaborated that water leakage (unexplained water usage) is permitted to 10%, and LMCPD is below that at 8%. The other report is the annual Consumer Confidence

report which must be sent to Owners by the end of June.

The LMCPCC has three water system meters and Carl makes sure that they are all in alignment. A question was brought up about fireworks that land in the lake and if they spike any contaminant levels and if that is monitored. Carl explained that the lake is self-cleaning because of hydraulics. Carl said there are many agencies monitoring the Japan nuclear emergency and we will receive notification if there is a problem.

Carl has tested for lead and copper. The Ph in the water can affect each household's plumbing. He has adjusted Ph level to keep it at an approvable level. Lead pipes in your house will have an effect on this.

Report: Community Resources

Jackson Beard reiterated that volunteers help to keep our water rates down by not having to hire the jobs out.

Both sides of the dam face need to be cleaned and the LMCPCC lots need to be maintained. Work parties are needed as well as volunteers for mowing the swim lot and treatment center area.

Kelly Hardin is the Deputy who worked for Opening Fishing Day Eve. The deputy kept very busy. He impounded cars, made two DUI arrests, and several fights were broken up. He will also be hired to help with trespassers this summer. Jackson will put something in the newsletter and website about volunteer opportunities and what they entail.

To questions about the swim lot and the fishing lot, Jackson replied that: New Signs will go up within the next 30 days and a No Fishing notification will be added to the swim lot sign. At the fishing lot, some dangerous trees were removed. The Board will be working on maintaining and improving the fishing lot. People having shrubs or trees to contribute should contact Jackson.

Brian Healy (Lot 91) suggested a database of expertise of folks who live here so they can be contacted to volunteer, or help each other. He will set that up.

Candy Garl volunteered to put Volunteering opportunities on the LMCPCC Entrance board.

Elections to Board

The Bylaws provide for 9 Board member positions. Currently 7 are filled, and 2 are vacant, but 3 incumbents have expiring terms. Therefore, this election is for 5 positions.

Explanation of the commitment necessary to be a Board member was made. Most terms are three years. The Board meets 7 times a year and the meetings last 1 – 1 ½ hours. There is also a time commitment for work between meetings.

The ballot was distributed in May with 5 candidates.

Nominations were opened, and Jeff Coult (Lot 89) and David Schwartz (Lot 88) agreed to have their names added to the ballot..

Ballots returned by mail and those collected at the meeting were counted. There were 47 ballots with 6 having 2 votes due to multiple lot ownership, for a total of 53 votes. or 32% of possible votes.

Elected were: Joe Rogers, David Irion, Kurt Watson, Jack Beard, and Jason Battles. They will join continuing Board members Jackson Beard, Randy Garl, Jan Blumberg, and Barbara Hagstrom.

Dave Irion reminded people to sign the email list for communication and volunteer purposes.

Adjournment

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an Blumberg moved to adjourn the meeting, and Ronald McLeese seconded. The meeting was adjourned at 12:19 pm.

Respectfully Submitted by:

Holly Rogers, Recording Secretary LMCPCC