

Regular Meeting with Annual Meeting to Follow

Hauser Lake Fire Station

June 7, 2022

The regular meeting of the Board of Directors of the Hauser Lake Water Association was called to order at 6:03 p.m. by Don Evans. Board members James Lewis, Don Evans, Mike Pauckert, Chester (Chet) Wachsmuth, and Joe Wachter were present. Employees Terry Leigh and Kaitlyn Scarborough were present. Also present were Carl, Corey and Emily Zahler, and Larry Simms.

Minutes

Don Evans moved to approve the minutes from the June meeting as received. James Lewis seconded the motion and it carried.

Treasury Report/Bills

Kaitlyn brought copies of the reconciliation report and explained what each column meant. She also went over late notices and itemized the bill list. All checks were signed by both Mike and Joe. All approved bills. Kaitlyn also discussed a spam caller to be aware of, the board is not pursuing the caller as it is believed to be spam. She also let the board know that she has no paper copy receipts of any kind for the month of January. Back when Kaitlyn was training, Lynn and her did go back to January and complete the reconciliation for the Checking and Savings account since it had not been done. Aside from the reconciliation reports completed by Lynn and Kaitlyn, there are no paper receipts or transactions for the month of January. The month of January had been taken over by Larry Simms, Lynn had retired and Kaitlyn had not begun her training at that point. The Board is informed.

From the Floor

1. Emily and Corey Zahler- the couple stated that the cost for the 280 ft extension of the water line would be an extensive cost of upwards of $75,000. Terry told Corey that he will need to work with Necia, with Welch Comer, to work out a possible alternative to reduce costs for him. Board agreed to have a decision made within 30 days.

2021 Tax Info

Kaitlyn brought the Tax Info Report supplied by Chris Shipley, Hauser Lake Water’s Accountant, for the board to review. The completed 990 was passed around. Don Evans stated that the board should consider an accountant that will take care of the 990 filings for the Board’s year-end financial statement and our payroll all in one. Don asks the board to consider this as it may be a less expensive option. To be continued.

SBA Communications

Joe motioned to discontinue interest in SBA Communications due to their terms based on the agreement submitted. All approved.

Investments

Don reviews investments and states that they are going down. Don suggests ask the financial advisor how to reinvest and proposes having him attend a meeting to further discuss with the board on how to proceed. Jeff will be contacted in the near future to further discuss.

Easement (Eric Hensyel)

Waiting for Eric’s response. To be continued.

Easement Notes: Possible insurance limitations. Terry suggested that Eric’s Attorney rewrites the easement so that they could ensure.

By-Laws- To be Continued

Operators Report

Terry states everything is well and the water is moving. Terry states there is 25 more homes turned on at the Ridge at Hauser but nothing else to report at this time. It was also noted that Terry Leigh has all keys needed along with Troy Manthey and Larry Simms and Joe Wachter has a limited set (pump house and gate keys) to help with maintenance items while Terry and Troy are unavailable.

Old Business- Action

1. Bank Signatures- Joe will go in and sign, and the paper will be finalized.
2. Booster Station Status- still waiting on the final control panel. It will need a final punch list completed for final for the Hauser Water Association’s approval.
3. Welsch Application-to be continued.
4. Main Well Generator Warranty & Main Well Generator Status- warranty to be evaluated and discussed with Big Sky. Don and Mike will assess the warranty and get things in motion. To be continued.
5. RHL Reimbursements-still being evaluated.
6. Lisette Brown/Creedon Application- nothing heard back since sending her a “will-serve” letter and MOU.
7. Website- James volunteered to contribute to/update the Hauser Lake Water website. Kaitlyn will set up a time with James to review website needs. Kaitlyn is taking temporary responsibility for the account until James is established. James and Kaitlyn will meet to go over the website prior to the next meeting.
8. Joe’s Mowing Service- with gas prices continuing to rise, the board agreed to compensate for that by paying Joe $150 to mow at the pump house.

New Business- Action

1. Meter Quantity/Billing Rates Policy- Meter quantity per lot and how to discuss policy/billing rates. To be continued at the next meeting.
2. Graffiti on the water reservoir Chester would like to remove it and Don will coordinate with other board members in hopes of power washing the reservoir and taking off the graffiti.
3. Trench Culvert at Pump House- The Board and Alpine Bark did not get a say in the culvert location. The board has deemed the trench an area of concern for safety. The board agreed to draft of a letter of concern to the Post Falls Highway District. Todd, from Alpine, is also drafting a letter of approach. Terry also stated a decision to have an area in front/around the culvert paved must be decided within a 5-day window to meet Alpine’s Timeline of when they plan to pave. Terry stated the cost will be around $5,000 but he will research and get back to the board. To be continued.
4. Bulk Water Sales- Ragged Ridge bought bulk water from the Board.
5. Water pricing schedule- Terry to update the water pricing schedule with the board to modify CAP Fees, add Mitigation fees, and include an application for bulk water sales.
6. Giles Leak- Giles did not petition the bill, her leak amounted to a surplus of 444,000 gallons of water. RVS reduced her bill to $270, and Giles did pay the amount in full. Board agreed to keep billing processes the same for all future leaks. This would mean that Giles bill was calculated to be $240 and her account will be accredited $30.
7. Account 387 (Michael sent an email)- Michael is a relative of the resident that passed away and was sold to the state (in December) that used to have account 387. States he is still receiving billing but should have been shut off in January when speaking to Larry. Terry will contact the state and ask if they would like to pay the outstanding balance or if they want the account canceled. If the account is canceled, it was agreed to waive all outstanding balances. Michael paid off the remaining balance and would like to ask that the new billing he is receiving, be waived and the account be shut off. Board-approved request.
8. Hannon, one meter being used for two estates- Current resident would like to know if she can now receive one bill instead of two since there is no longer anyone living in the second residence. The board has agreed to re-evaluate water rates and installation for single parcels with multiple residents on a single meter, and for parcels where a single meter feeds multiple parcels. To be determined.

Adjournment

James Lewis moved to adjourn the meeting at 9:06 p.m. All approved.

Respectfully Submitted:

Attest:

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Terry Leigh, Operator Joe Wachter, Vice President

Kaitlyn Scarborough, Secretary-Treasurer

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Chester Wachsmuth, President