

**AMWC Board Meeting  
October 16, 2008**

The Board meeting was called to order at 7:00 p.m. on October 16, 2008

Board Members present: Lewis McConnell, Paula Coombes, Elfriede Geiger, Bob Tomko, Joanne Schneider, Ken Kuencer (Fire Chief)

**Minutes of May 23, 2008 Board meeting:** Bob made the motion to approve the minutes, Paula seconded the motion and the minutes were approved unanimously.

**Fire Chief's Report:** Ken Kuencer reported on the status of the fire engines. He noted that the Green International will be garaged at the Reed's home over the winter and that the tank had been drained. The other engines are fueled and in good working order. Ken noted that there had been good turnout for the recent fire training, and for training over the summer.

**October Maintenance:** Ken reported on maintenance of the water system, including draining the reservoir, cleaning out the blockhouse and well boxes, and exercising the valves. Fire hydrants were also flushed. The valve covers and fire hydrants had been painted by volunteers. About five valve covers that had been buried were raised to natural grade. Lew stated that it would be nice to get volunteers to paint the remaining snow poles on either side of fire hydrants.

**OLD BUSINESS**

**Delinquent Bills:** Bob Tomko distributed a written Treasurer's report, including information on delinquent bills. According to information provided by Van Tassel & Paegel, there are 18 owners who are 90 or more days late in their AMWC payments. [Van Tassel & Paegel has re-billed these owners.] Bob noted that there were differing opinions regarding the need to re-file intent to lien on significantly delinquent property owners: the AMWC attorney had advised that this should be done at least once every three years (if continuing to be necessary), while Jerry Core of Inyo-Mono Title indicated that this is not necessary because until an existing intent to lien is cleared from a property owner's title, the title company will not insure the title.

**Independent Assessment of the Water System:** Lew stated that Bruce Burnworth had not made significant progress on the assessment due to other commitments.

**Survey of Fire House Property:** Ken stated that he had not contacted his surveyor friend but that he has marked the corners of the lot, so that we now know the boundaries of the AMWC property. This would normally be an expensive item. Ken stated that a topographic survey is needed for engineering design of a new fire house, including

retaining walls, grading and realignment of the existing sewer line. Ken estimated that this survey would cost about \$3,000-4,000.

**South Fork Interest in Joining the Fire Department/Testing Crown Pump:** Lew stated that we have been unable to pursue South Fork interest in joining the Aspendell Volunteer Fire Department because of problems with the Crown engine experienced during the pump test. With help from a volunteer from the Mammoth Lakes Fire Department, the pump test was tried at Intake II. Pumping was OK, but not the suction test, which requires that a certain suction pressure be achieved with the pump. Some of the valves leaked during the test. To achieve the requisite suction pressure, all valves must seal tight. Lew reported that he had made numerous inquiries by phone, but without success thus far. He also indicated that Steve Silcott has provided a lot of assistance and that there has been a lot of hands on work and time involved to date in trying to correct the problem.

## **NEW BUSINESS**

**New Fire House:** Lew distributed a graphic of a proposed fire house, showing the various dimensions. He indicated that a steel building was likely the best option and that this may be the best time to consider it from an economic standpoint. Lew indicated that one suggestion he'd received was to put the new building up over the old building and then move the controls and remove the old building. Elfriede posed the matter of financing the new building. She had calculated that assuming a cost of \$100,000, a downpayment of \$20,000, and financing an \$80,000 loan over 30 years, the total AMWC obligation would be about \$180,000. To pay this off would require an additional payment from each property owner of about \$53/year. Ken stated the land work alone (e.g., retaining walls) might take about \$100,000. Elfriede estimated that based on a revised total cost of \$200,000, each property owner's additional obligation would be about \$120/year. It was noted that no specific commitments to proceed should be made prior to discussion with and concurrence by the AMWC membership at the next annual meeting. Elfriede indicated that she had extensively investigated opportunities for grant funding assistance, but without success. Bob stated that he would talk with Jerry Core regarding the implications, if any, to each property owner if AMWC borrows the money necessary. Joanne made the motion to pursue investigation of structural alternatives and estimated costs, stating that the time appears to be ripe and that it would be wise to invest in the future. Paula seconded the motion and the motion passed unanimously.

**Repairs to Well #1 Metering:** Lew reviewed the repairs to the well #1 metering system. Terry Hall is working on replacing the cumulative meter, which is very helpful in judging water use and whether there may be any leaks in the system. The repairs will be costly.

**New Fire Protection Rates:** Bob confirmed that Van Tassel & Paegel has changed the assessment to the new approved rate (\$140/year/property owner).

## **OTHER**

**Water Testing:** Lew reported that another (every 5-years) cycle of water testing was completed. No lead was detected. Copper was found in one sample but at low (below

threshold) levels. Lew reported that the consumer confidence report is now available and will go out to the membership with the December billing. Kathe Barton of Inyo County prepares this report for us. Lew will see whether she might be able to prepare it earlier next spring so that it can go out with the June billing.

**Snow Removal:** Bob checked with Jim Davis regarding snow removal in front of the fire house and control room, well boxes and mailboxes. Jim will charge AMWC \$165/month.

**Adjournment:** The meeting was adjourned at 8:05 p.m.

Joanne Schneider  
Secretary