

DRAFT

Annual AMWC Board Meeting July 7, 2007

President Lew McConnell called the meeting to order at 9:05 a.m. Introductions of the Board Members and self-introductions by the attendees were made.

Lew McConnell announced that Ron Coombes had passed away. All participants observed a moment of silence in honor of Ron, who was Vice-President of the AMWC.

Minutes of the Annual Meeting of July 1, 2006: Lew McConnell noted that these minutes had been posted for some time on the bulletin board at the fire house and requested a motion to approve them. The motion to approve the minutes was made by Charlene Reed and seconded by Jeanette Schneider. The motion was approved unanimously.

Treasurer's Report: Bob Tomko reported that 3 property owners continued to be delinquent in their AMWC payments (total amount approximately \$7100). Bob indicated that one of these property owners is on a payment plan (\$100/month) and that the Board is considering revoking water rights, which would require the services of an attorney. Bob reviewed the status of the AMWC bank accounts.

Annual Financial and Budget Report: Elfriede Geiger reviewed the 2006 financial statement and 2007 budget that she had prepared. She noted that insurance costs had decreased considerably, that the \$8000 budgeted for equipment maintenance had not been expended in full, and that there was a large expense for repairs of a water leak on Sage, in front of the Tanksley's home. Elfriede requested questions on the financial information and responded to a query from Bill Donaldson regarding the balance sheet and the distinction between paid-in capital and the water replacement fund. Elfriede emphasized that the water pipe replacement fund (now at approximately \$74,000 with accumulated interest) could be used only for pipeline replacement. Bill Donaldson asked whether there had been any consideration of raising the assessment for pipeline replacement, given the escalation in costs. Elfriede stated that the Board had committed to review this every two years and should be kept in mind. There was discussion of the 2007 budget and the inclusion of \$2000 for repair of fire hydrants that are not draining properly. This item was included in the prior budget, but the repairs could not be accomplished since no one had been identified to perform the work at reasonable cost.

Elfriede discussed the budget for fire department operations and stated that about \$15,000 is the basic amount necessary. However, only about \$10,000 is paid in to the fire department budget with the current assessment distribution between water and fire services. There was discussion of the need to raise the assessment to reach \$15,000, and Tom Morgan made the motion to raise the assessment for fire protection operations to \$135/year. John Kimball seconded the motion. There was extensive discussion of the possibility that this assessment might be adjusted if the South Fork community elects to pay an assessment for AMWC fire protection services. It was moved by Gary Rainwater

and seconded by Betty Yerxa to table the motion to allow discussion regarding South Fork participation (see agenda item discussion below).

Fire Chief's Report: Ken Kuencer reported on the status of the fire engines, which are running well. He stated that the newly-acquired, brush attack engine will be posted at Cardinal Resort for the summer.

OLD BUSINESS

Maintaining the ISO rating: Ken Kuencer emphasized that three things are necessary to maintain the ISO rating: training, hose testing and pump testing. Hose and pump testing must be conducted annually. A testing firm has been hired to conduct the pump testing. Hose testing was partially completed on June 16th; another date will be scheduled to complete this testing. Ken encouraged everyone to help.

Home fire retardant: Ken discussed the advantages and availability of home fire retardant products such as Barricade. He stated that Roy Harthorn has produced a form for homeowners to indicate the location(s) of their Barricade storage. This information will be placed in a computer-based database by Barbara Harthorn and made available for fire-fighting purposes.

Use of Dumpster: Ken Kuencer emphasized that the dumpsters are for disposal of household garbage only. Some inappropriate materials, such as construction-related debris, had been placed in the dumpsters on occasion. Ken also asked that the dumpsters not be overfilled as that could lead to nuisance scavenging by animals.

NEW BUSINESS

Recycle options: Joanne Schneider discussed the results of investigation of recycling options for the community and stated that the Board had concluded that the service, for glass, aluminum cans and certain types of plastic, was too expensive (\$74/month). Joanne encouraged everyone to avail themselves of recycling opportunities at the Bishop dump (free of charge), at the recycling center near Manor Market, or at their other home locations.

Clearing around homes: Ken Kuencer emphasized the importance of clearing around homes for fire protection. Lew noted the availability of a Weedeater and chain saws at the fire house. Al Geiger stated that safety glasses should be used. Lew noted that the AMWC has no legal authority to require clearing.

USFS fire engine: Lew described the features of the newly-acquired fire engine (an excess USFS engine), obtained after about two years of effort and on permanent loan to the AMWC volunteer fire department from the USFS.

Fire engine operation video: Lew McConnell reported that Jim Blankenship, a professional video producer, and Roy Harthorn have agreed to produce a video on fire engine operations.

Sale of Jeep fire engine: Lew reported that he placed ads for the sale of the Jeep, with a \$4000 asking price. If this amount is received it would cover the balance of the costs of the USFS excess engine not addressed by grant funds.

South Fork interest in joining the fire department: Lew described the potential “win-win” situation and the mechanics involved if the South Fork community elects to join the AMWC volunteer fire department. He stated that a condition of participation would be payment in full of an annual assessment for fire protection services. There was discussion of the number of South Fork homes that would be involved (17), the effect on the ISO rating (expected to be positive) and whether there would be any liability concerns (an attorney would draw up the necessary agreement to provide indemnification, among other things; Lew also noted the California Good Samaritan laws, which provide protection). There was a suggestion that the old Jeep engine could be placed at South Fork, but Lew noted that this engine is underpowered for this elevation and was not desired by the South Fork residents. Lew indicated that he would participate in the South Fork community discussion of this matter at their meeting later in the day.

Dave Tanksley suggested that the earlier motion regarding the increase in fire protection assessment be “untabled” and stated that the assessment matter should be addressed now and could be readjusted later. Tom Morgan stated that the assessment should be increased now. Lew indicated that with South Fork participation, a \$120 assessment from the AMWC members would be needed to meet the \$15,000 basic budget.

Jeanette Schneider made a motion to amend the original motion to make the amount of the assessment increase subject to change contingent on South Fork participation. Bob Tomko seconded Jeanette’s motion. The motion to amend the original motion was approved, with 3 members opposed and 30+ in favor. The amended motion was then approved.

Addition to fire house: Lew described the needs for a new fire house to accommodate the three engines and provide adequate area for training in the location of the equipment. He stated that he had obtained an estimate of \$70-75,000 for a 35x50 foot steel building, not including the foundation, plumbing, electrical work, permits and earthwork. The total estimate is \$100-110,000. This does not include demolition of the existing structure; Dave Tanksley estimated \$10,000 in cost. Elfriede stated that she had estimated that the annual assessment would need to increase by about \$3/year for every \$10,000 in construction costs. Lew reported that an addition to the existing structure would require re-engineering of the entire structure, which would be costly. Tess Cruz asked whether a single new building to house the largest engine would be a good alternative. Roy Harthorn stated that a bigger single unit would better accommodate training and that there are grant funds available for training facilities. The grant funds could be used to offset construction costs. He noted that a smaller addition that does not accommodate training could sacrifice the opportunity to obtain grant funds. He stated that he is aware of grant funds available through the U.S. Fire Administration, a part of the Department of Homeland Security. Bob Tomko stated that a survey of the property is needed to determine what is available for construction. Lew requested a motion to approve the survey and to continue to investigate options. The motion was made by Betty Yerxa and seconded by Gary Rainwater.

Water testing: Lew stated that the consumer confidence report was not available to send out with the June billing. Tess Cruz asked whether the report could be scanned and included on the website. Roy Harthorn responded that it can and will be placed on the Aspendell website (www.aspendell.org).

Water leaks: Lew emphasized the importance of fixing small leaks in homes, since a small leak can result in a large waste of water. Dave Tanksley asked about the schedule for fixing the hydrants. Lew responded that Dean's Plumbing had estimated \$8000 each to replace the hydrants, and that less expensive alternatives were being investigated. Dave stated that the cost should be on the order of \$5-6000 each. There was discussion of leak detection methods employed. Ken indicated that he checked water usage on a regular basis to determine whether there was anything unusual that suggested a leak, taking into account the season and number of residents likely in the community at the time.

Lew noted that Terry Hall had worked with Verizon to install new land lines to the reservoir and the fire house, and that new probes had been installed in the reservoir and repositioned. The security system monitors some 22 parameters.

Recoating of Aspendell sign: Lew requested a volunteer to touch up the deteriorating Aspendell sign. Katherine Olson volunteered.

Fire training: Ken reminded the attendees that regular fire training is scheduled for the second Thursday of each month at 7 p.m. The location of the training is generally at the fire house, but the location information is posted on the fire house door. The attendees were reminded that Ken and Lew are willing to provide additional training sessions upon request for those unable to participate in the regular training.

CSA #2 update: Bill Donaldson reported that he is leaving the sewer advisory committee, leaving a vacancy. He stated that the committee is made up of three Aspendell property owners. He reported on salient facts regarding sewer management and operations, financial matters, and current Advisory Committee challenges. The basic purpose of the Committee is to identify sewer problems and oversee their correction. He noted that there is a need for direct oversight of the contractor when work is being performed, so a full-time or at least frequent resident would be ideal to fill the vacancy. Bill noted that there is a bid out for a maintenance contractor.

Election of Directors: Tim Reed, a member of the Nominating Committee, reported that Paula Coombes and Joanne Schneider had been appointed unanimously.

Nominating Committee 2008: Roger Wilhelm, Jeanette Schneider and Betty McConnell volunteered to serve on the nominating committee.

Archer Picnic: Ed Slingluff and Joanne Schneider advised the members of the Archer picnic and the logistics.

Other: Dave Tanksley raised the issue of fire hydrants again and stated that new hydrants should be put in, not used hydrants. Owen Helm asked about the status of participation by Tract II in the AMWC fire department. Lew advised that Tract II had been given the same offer as would be made to the South Fork community, but that Tract II had declined. Mike Stark indicated that he had put up a mailbox but got a note

from the Postal Service that it needed to be re-located. Jeanette Schneider provided information about a home CPR instruction kit available through the American Heart Association.

Adjournment: Tom Morgan made the motion to adjourn and John Kimball seconded. The meeting was adjourned at about 11 a.m.

After the meeting, the Board members conferred and decided upon Officer's positions as follows: President – Lew McConnell; Vice-President – Paula Coombes; Treasurer – Bob Tomko; Secretary – Joanne Schneider; Board member at large – Elfriede Geiger.

Joanne Schneider
Secretary

DRAFT