

DRAFT

AMWC Board Meeting - CLOSED MEETING September 25, 2007

The meeting was called to order at 7:03 p.m. on September 25, 2007

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

OLD BUSINESS

Delinquent bills: The status of delinquencies was reviewed. Bob Tomko distributed a summary of property owners in arrears, and the amounts due. Elfriede commented that she was not sure that the amounts due reflected compounded interest properly. Bob replied that Van Tassell and Paegel indicated that interest is being added regularly. Property Owner D is current on the agreed payment plan. Property Owner A had committed in June 2007 to a \$100/month payment, but no payments have been made. Property Owner A is thus three months behind in those payments. Bob noted that the lien on this property remains on. There was extensive discussion of the course of action appropriate at this point, which seems to be to shut the water off. Turning the water off to this property at the main would affect another property, unless a Y-valve is installed. Joanne moved that the Board send a letter to Property Owner A advising that payment must be received on October 1st or that the water would be turned off to the property. Bob recommended that the letter indicate also that Property Owner A would be responsible for the cost of the installation of the Y-valve by a plumber. Paula seconded the motion for sending the letter, with the addition of the requirement for payment of the cost of the plumber. The motion passed unanimously.

Re Property Owner B, who has not paid \$2852.83 and cannot be reached, an attorney's services would be necessary if the Board wants to contemplate taking Property Owner B's share in AMWC. This would likely cost about \$5000. Lew stated that it is important to assure that AMWC's interests are protected should Property Owner B decide to sell the property or build a home on the lot. Bob indicated that he thought that the existing lien on the property has to be refilled every three years. The Board agreed that it is necessary to assure that the lien is renewed, if necessary to do so. The Board agreed that Bob write a letter to Property Owner C, threatening placement of a lien on the property if the assessments are not paid promptly.

NEW BUSINESS

Bids for hydrants/White Pine Rd water line: Lew reported that he had contacted seven contractors and that two bids had been received for this work. Lew asked for separate bids for replacement of the hydrants on Iris and Cataract, and for the water line replacement and addition of a hydrant on White Pine Rd. Lew stated that Kendall

Engineering had submitted the lowest bid (\$7000) for the Iris and Cataract Road hydrant replacement. Lew recommended that the Board accept this bid, with the conditions that (1) the hydrants would be frost-free, double barrel hydrants with 2 ½" outlets and (2) the work be completed by the end of October 2007. Lew noted that he had confirmed the availability of appropriate hydrants at Western Nevada Supply (@\$1625 each). Joanne made the motion to accept the Kendall Engineering bid under the circumstances Lew described. Paula seconded the motion and it passed unanimously.

There was discussion of the bid for the White Pine Rd work, including the installation of a fire hydrant. R&G Plumbing submitted the lower bid (\$33,950). Lew noted that it may be that the cost will decline by springtime. Joanne recommended that the bid be accepted and the work move forward to save time later on. Bob indicated that it would be important to consider the availability of funds, specifically, when the CD matures in December 2007. Elfriede suggested that Lew see whether the Kendall/R&G would accept a deposit on the work until the CD matures. Lew suggested that this bid might be the subject of discussion at the scheduled 9-27-07 AMWC meeting and recommended that the Board move forward with the Bid on 9-28-07 absent contrary direction based on comments at the 9-27-07 meeting. Bob made the motion to implement Lew's recommendations and it was seconded by Paula.

Agenda for September 27, 2007 AMWC meeting: There was extensive discussion about the merits of postponing the AMWC meeting on September 27, 2007. Joanne recommended postponement and rescheduling the meeting for two reasons: first, to allow the response to the Tanksley (distributed by e-mail on September 7, 2007) and Soderwall (September 16, 2007) correspondence to be distributed and read by the membership; second, to coordinate the meeting with Inyo County Health Services Department staff, who had offered to speak with the Board and the AMWC membership. The Board decided to postpone the meeting on these bases and to reschedule in the near future. In light of this decision, the previous motion and second regarding the R&G bid for the work on White Pine was reconsidered. Joanne made the motion to accept the R&G bid, Paula seconded the motion and the motion carried unanimously.

Recommendations for items to be included on the agenda for the next AMWC meeting were made.

Adjournment: The meeting was adjourned at 9:20 p.m.

Joanne Schneider
Secretary