

Crumbacher Estates Owners Association
June 28, 2010 – Board Meeting Minutes

Call to Order
8:16 PM

Present:

Doug Hale - President
Rod Moore – Vice President
Rennie McCormick, Darren Schmidt - Directors
Emily Hale, Brock Sutton, Darlene Gavin, Rick & Marilyn Baldwin – Members

Amendments or Additions to Agenda

- No Amendments were offered
 - Motion by Rod to accept agenda as proposed.
 - Seconded by Darren. All were in Favor.

Approval of Minutes

- Reading of the minutes from the previous board meeting was waived.
- Correction to minutes
 - Brock Sutton requested that the following sentence be struck from the minutes, as Nicole felt the points made were not accurate: "We are unable to use the previous system, as the software is prohibitively expensive and was only available through Nicole Sutton's office."
 - Motion by Rod to accept the minutes as corrected.
 - Seconded by Darren. All were in favor.

Water

- System operation
 - Recent outages were due to a minor power outage, and more recently, a broken pressure relief valve.
 - Thanks was expressed to Rick Baldwin and Rod for their quick response to get the system back on line.
 - Gene has recommended the purchase of a replacement valve, with an expected cost of about \$125.00.
 - Motion by Rod to make the purchase of the new valve.
 - Seconded by Rennie. All were in favor. Doug will purchase the new valve from Hamilton Pipe.
- Certified operator status
(Note: All Group A public water systems are required to employ a certified water operator and a cross-connection control specialist under WAC 246-290.)
 - All persons on the contract operator list were called. Several other certified operators who are not included on the official state list were also contacted.
 - Carl Behrent of B&B Irrigation was the only outside party to express interest in the vacant operator position.
 - A tour of the system was conducted on the morning of June 28th.
 - Carl provided an initial bid of \$500.00/month to operate the system, with the association being responsible for any additional costs such as lab fees, mailings, etc., estimated to be roughly \$80 to \$100 per month.
 - This amount is in contrast to the amount of \$435.00/month offered by Doug Hale, which included all lab fees, mailings, etc.
 - Carl is currently licensed as a certified operator and as a cross-connection control specialist.
 - It was estimated that hiring Carl Behrent would result in an additional \$360/month above what had been paid to the previous operator. This equates to nearly \$10/month additional cost to each lot owner. Doug and Ken will conduct a review of current and projected expenses, so that the board can consider whether water rate increases would be needed.
 - Motion by Rod to begin contract negotiations with Carl Behrent to be our new certified operator.
 - Second by Rennie. All were in favor. Doug will contact Carl to request a contract proposal.
- On-site operator positions
 - Gene and Warren have resigned their positions as the on-site water managers, effective June 30th.
 - They are willing to train anyone interested in filling the role.
 - Rod Moore, Rick Baldwin, Bruce Ross, and Doug Hale have expressed interest and will be trained in start up and shut down procedures.
 - No decision will be made to pay a replacement in this position until the certified operator is hired.
- Surveyor bid for corner location
 - Charlie Newell provided a bid of \$2,700 to \$3,000 for resetting and surveying the corners if any or all monuments are missing. Cost would be substantially less if all corner monuments are in place and easily located.
- Delinquent account
 - Doug reviewed the current delinquent account, and learned that a lien had been placed on the property, and that the service valve was shut off and locked out.
 - Darlene informed the board that the lien was written in such a way as to account for the increasing amount as late fees accrue.

Finances

- No Treasurer report, as Ken was unable to attend.
- July invoices and statements will be prepared using the new software, which should allow these to be printed via online access and sent out in the Secretary/Treasurer's absence.

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Roads/Infrastructure

- **Crumbacher sign repair**
 - Darren will be obtaining new sign posts and installing them in the near future. He was out of town and was not able to complete the repairs until now.
- **Dust control**
 - Doug contacted several local excavation contractors and was informed that Road Wise, a company in Spokane, was the only known provider of dust control services in Okanogan County.
 - Decision was made to postpone this issue for now.

Association Issues

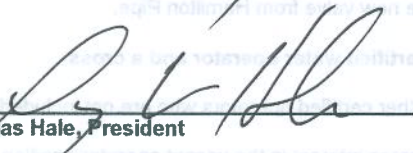
- **Attorney opinion regarding membership voting**
 - Darren met with Rodney Reinbold to review the Crumbacher by-laws and covenants with respect to membership voting procedures.
 - Mr. Reinbold stated that it was clear that each lot was to have one vote in any membership business, and that if a single owner held multiple lots, they would have the right to a vote for each lot they owned.
 - He stated it was more ambiguous as to whether or not distinct owners each received a vote, such as a husband and wife, but that association precedent and an attorney's opinion would probably convince a judge in any litigation.
 - Darren stated that he was charged \$50.00 to obtain this verbal opinion, and that if a formal written opinion was desired, the cost would be around \$500.00.
 - Motion by Rennie to proceed with obtaining a written opinion from Mr. Reinbold, as was requested at the April association meeting, at a cost not to exceed \$500.00.
 - Seconded by Rod. All were in favor.

Motion by Rod to adjourn.

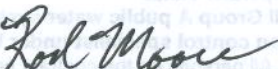
Seconded by Rennie. All were in favor.

Meeting Adjourned at: 9:20 PM

Next Board Meeting is scheduled for July 26th, 2010, 7:00 p.m. at Doug Hale's home, 4 Norway Pines Dr.



Douglas Hale, President



Rod Moore, Vice President