

June 6, 2022

*Context: Questions to the Water Committee Representative*

Hello Board Colleagues and Community Members,

I want to acknowledge that I took up time in our May 2022 Board meeting with questions for the Water Committee representative. It may be that you are wondering why I did so. The Board President indicated to me on June 6, 2022 via email that some BOD members and community members have expressed their concerns regarding my questions being "over their heads" or "too time consuming". In the same vein, I have personally received many positive comments from community members. Please see my response below in an effort to explain to anyone interested about why I asked what I did.

The Water Committee is leading the long-term planning and providing oversight of the immediate needs of the LLCC Water System. The management to-date of their budget and projects raises significant concerns for me. Our community will likely incur serious future expenditures and it *is all of our aims* that funds and projects lead to sustainable investments, and completed projects, that maintain our water system. Here are the major issues of which I am focusing my attention on as a Board Member interested in transparency, affordability, and data-based outcomes regarding our Water System.

### **Issue 1: Flow Meter Installation**

This is an unfinished project that the Board has not asked about nor been updated on. Questions remain about it being on or over budget and its estimated completion time. As the Water Committee continues to push for hydraulic analysis, without adequate basic equipment in place we run the risk of pursuing studies that are based on poor data, that will endure another cycle of being motioned to be completed again later with increased costs.

### **Issue 2: Reports**

Not that long ago (2 years?) LLCC had two Water System related reports contracted, including flow analysis, and we paid \$8,000 (Water Rate Study) and \$50,000 (system analysis). Neither the Board nor the Water Committee has had the contractors present on their findings on the reports for which we have already paid nearly 60k. It is my opinion that the goalposts keep moving farther out at the expense of our community. In our last BOD meeting, we approved an additional motion of up to \$5,000 to yet again test hydrant flow towards an unidentified outcome or goal. These unplanned, unbudgeted, and non-essential expenditures worry me.

### **Issue 3: Water System Plan**

The Plan is two or three years overdue, and it sounds like it may incur additional costs to complete based on what Kelly shared. The WATER SYSTEM PLAN should be a priority of the committee as it is one of the committee's essential duties in service to the community, and the State of Washington. How are we years behind and with no clear plan to the board for getting on track? Or what costs are being incurred? I understand delays, but years-late and no account of cost is egregious in my opinion for a state-required plan that we have already contracted and paid for at the rate of appx \$20,000. Lake Limerick has had a draft to review, comment, and return to the contractor as of 2019. I'm hopeful for June's meeting that our Water Committee representative can share more information about this.

If you're wondering why I don't attend a Water Committee meeting and ask these questions, the answer is that I have asked in Water Committee Meetings about these items and others. I've been repeatedly met with deflection and "we are working on it" or "we will get back to you". In the meanwhile, new projects and costs

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come up that derail the older projects, no follow up is done, more funds get spent without closeout, and the cycle seemingly continues.

It is my conclusion that our BOD Meetings are the venue where accountability to the community must occur for all LLCC corporation's projects, efforts, and endeavors - Water Committee and system included. The Board has an honorary seat for a member of the Water Committee who is responsible for the report to the board at each meeting - that is an opportunity I plan to use to gain insight on project status and insight that is generated from my review of their budgets and Water Committee meeting notes.

I believe that I was elected to represent the community based on my commitments to transparency, thus sorting such business in a public forum feels necessary. I'll look for comments from my fellow Board members and Community members at the next BOD Meeting where perhaps these answers may help many folks to potentially better understand my approach.

In service,

Mandy Paradise  
LLCC Board of Directors

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---> Contact the HOA office: [mail@lakelimerick.com](mailto:mail@lakelimerick.com) or 360-426-3581.