



## Minutes (draft) – Saturday, October 21, 2023

Meeting ID: **856 2786 4265**-Passcode: **436618**

- 1. Roll Call: President** –T. Ingwaldson, **Vice President**– M. Berni, **Secretary** –P. Paradise, **Treasurer** – E. Springer-Johannesen; **Directors**:J. Ingemi, S.Saylor, M. Robinson, M. Paradise, D. Dyson, K. Evans (**Ex Officio**), R. Milliman, **CAM**

*The meeting was called to order at 9am by President Ingwaldson. Roll call was taken by secretary Paradise and all above referenced members were present with the exception of M Paradise who had an excused absence.*

- 2. Community Input/Comments (10 minutes):** *This time is allocated for community members to speak on issues. The board will listen only, and no questions will be answered. Issues raised may be added to next month's agenda, (if the member so requests).*

*A community member spoke in support of an upgraded sport court facility.*

### 3. Approval of Minutes:

- a) Action:** Motion to approve the Minutes from the Board of Director's Meeting of September 16, 2023

*A motion was made by D Dyson, seconded by J Ingemi, and passed with no nays to accept the meeting minutes from the September 16, 2023 meeting.*

### 4. Financial Report –E. Springer-Johannesen

- Current Financials
- Audit Status
- Payment Plans: How many accounts? How many are in compliance.
- **Action:** Motion to formalize Restricted Savings/Reserves Account
- **Action:** Motion to accept the Treasurer's Report for July and August 2023

*Treasurer Johannesen provided a financial report, audit update, and collection of past due accounts status (see posted bod packet for details) No action was taken. A discussion on past due accounts will occur in closed session due to legal implications. There is an ongoing effort to hire a full-time bookkeeper, day-to-day tasks are being completed by office staff. A part-time support person to assist with audit documents was requested.*

*A motion was made by E Springer-Johannesen, seconded by S Saylor, and passed with no nays to formalize a restricted savings/reserves account and to move \$300,000.00 from a savings account into the dedicated account. This motion is to transfer the funds – but is not a motion to adapt the reserve study or funding currently.*

*There was no formal motion to accept the treasurer's financial report until financial conditions are finalized.*

### 5. President's Report: T. Ingwaldson

*The Presidents report included scheduling of executive committee meeting dates, a report on LLCC HR interviews, status, and next steps. The Bi-annual meeting is this afternoon. (see bod packet for complete details of presidents report) No action taken.*

### 6. CAM Report: R. Milliman

- Compliance Status - # properties reported by Division, # properties in the legal process.



- Security Patrol Review
- Golf Now (G1) update and status of issues pending resolution
- Associate Reserves 10/4/23 Report

*CAM reported on the status of llcc lots that are out of compliance, further discussion on legal action will occur during closed session. Security Patrol continues to patrol in accordance with their scheduled duties (an evaluation of security costs and effectiveness was to occur after the summer season). Golf Now new point of sale issues is being resolved – there are currently only two remaining issues and are being actively pursued with the vendor. Reserve study vendor did a site visitation, and an updated draft reserve has been provided. Dam weir board removal for winter months has begun. LLCC annual insurance carrier and coverage review is also beginning. (see posted bod packet for complete details).*

**Action to be taken** – CAM will contact other GolfNow end users to see if they are having similar issues with the GolfNow platform.

*CAM will continue to monitor and evaluate security patrol vendor cost and effectiveness.*

## **7. Water Report: K. Evans**

*Water Committee Chair reported on water department status; all wells are now operational (well 2 is offline for flushing and observation. Committee is encouraging customers to look for potential leaks on their property. Water manager is working on approved capital budget items and establishing timelines and schedules. This information will be shared in water meetings as well as board meetings. A meeting was held with Mason Central Fire on September 25<sup>th</sup> to discuss conditions that could allow for limited use of some llcc fire hydrant. Central Mason will develop and submit a protocol document outlining possible use scenarios in the next two months. NWS has issued an edited 2020 draft plan water system plan (including the latest edits) that water committee members are reviewing – editing – and resubmitting to NWS prior to NWS forwarding the draft plan to the health department for review and comment. An updated draft copy will be made to Board members within the next 10 days for review. (see posted bod packet for complete details). No actions taken*

## **8. Old Business**

### **a. Status of Projects: R. Milliman**

*Inn Island Bridge Repair; Structural engineering firm MC2 made recommendations for repairs, a) repair/improve existing hand rail. b) rust removal and painting of structural steel supports. Work will be done “in house.”*

*Water Manager is project managing the Inn Island erosion repair. Mason County Conservation District has been selected to assist with design, budget, and permits by llcc project manager.*

*The 5 Park Bathrooms and storage shed reroof project is underway. Mason County has issued the permits and the work to be completed in November. Steel door and cypher lock installation are also being completed using “in house” labor.*

*The fence at the Inn needs replacement, work will be completed this winter with “in-house” labor. A property line survey will occur prior to installation.*

### **b. Navy Trestle update**



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## LAKE LIMERICK COUNTRY CLUB BOARD OF DIRECTORS

*The Navy has agreed to pay for and include within their project the cost of relocation of the LLCC main line water main within the footprint of their seismic upgrade project. Paperwork is in process with Navy and Ilcc attorney to complete this scope of work. The legal status of easement vs franchise agreement is being reviewed.*

- c. Staff Accountant/Bookkeeper Position Update – E. Springer-Johannesen/R. Milliman

*The hiring effort for a full-time bookkeeper continues.*

- d. Audit Support Position – E. Springer-Johannesen

*A request for a part-time office position to assist the audit process was made by the Ilcc treasurer.*

*A motion was made by J Ingemi, seconded by S Saylor, and passed with no nays to hire a part time and temporary (not to exceed 20 hours per week) position to assist in “in-house “audit support until completion of the pending audit.*

- e. Bylaws & Declarations Committee Resolution Initial Update – J. Ingemi

*J Ingemi reported on the initial meeting of the newly formed by-laws and declarations committee. Strong interest and turnout were reported.*

- f. Org Chart: Next Steps discussion – S. Saylor

*No report or discussion today*

- g. Reserve Study Team Update – S. Saylor

*Reserve study team meeting on October 25<sup>th</sup> with Associate Reserves to review status and recommendations.*

- h. HR Consultant – T. Ingwaldson

*The Executive Committee met with the HR Consultant and reviewed a preliminary report.*

### **9. New Business**

- a. Pickleball Court Update – J. Ingemi

*J Ingemi reported on a proposal to upgrade the existing tennis/pickle ball/sport court. Several ideas have been integrated for a future proposal. Costs and scope depend on concrete or asphalt, new fence or save existing fence, same footprint or expand footprint, etc. Current estimates go as high as \$260,000.00 – a budget of \$100,000.00 was provided during budget discussions last month. The Lake Dam Committee is overseeing this proposal via a subcommittee. No action was taken.*

- b. Inn Surveys – R. Milliman

*CAM is requesting a property line survey of the Inn property (as well as the Inn Island parcel) not to exceed \$4,050.00*

*A motion was made by P Paradise, seconded by D Dyson, and passed with no nays to survey the Inn and Island parcels at a cost not to exceed \$4,050.00*



c. Zoom Meeting Protocol – J. Ingemi

*J Ingemi requested that members attending a zoom meeting leave the video screen active to be identified as members. Tabled for future discussion - No action taken.*

d. Approved Capital Projects Process – R. Milliman

*CAM requested that capital budget equipment items included in the recently passed budget be approved immediately for purchase of those items.*

*A motion was made by S Saylor, seconded by M Berni, and passed with one nay to proceed with the purchase of a truck and a tractor in accordance with the approved PAR's provided at budget process.*

e. Motions to the Board from Committees, including the Architecture Register

*see attached "motions to the board" for all motion details.*

f. Review/discussion Executive Committee Resolution

*P Paradise questioned the effectiveness of the executive committee meetings as they are currently structured and utilized. The executive committee is created in the by-laws and granted certain authorities via a board resolution. Their duties and powers are not well defined – and decisions are subject to board approval. The executive committee meets twice a month and in addition – it's members meet once a month with and as a whole board. Most (if not all) consensus items and decisions then need board approval. Would it be better to have two board meetings a month? 1<sup>st</sup> meeting informational only and 2<sup>nd</sup> meeting for decisions and motions? No action taken – 1<sup>st</sup> discussion of a possible change in procedures.*

## **10. Correspondence – Report from T. Ingwaldson and M. Paradise**

*One member letter received and responded to by President Ingwaldson.  
One letter dropped in the In Box and has not yet been responded to by President Ingwaldson.  
Both letters were budget related*

## **11. Announcements and Upcoming Events**

- Lake Limerick Trick or Treat Event 3-5 PM, 10/28/23, Great Hall
- Remember to register for the LLCC Email Listserv
- Bi-Annual Membership Meeting 10/21, 1pm, Great Hall

## **12. Motion to Adjourn to Closed Session to discuss legal/personnel issues and Compliance Register/Hearing Committee Issues.**

*A motion to adjourn to closed session was made by M Robinson, seconded by E Springer-Johannessen, and passed with no nays.*

*Closed session agenda discussion items:*

- a) *Legal:  
Available lot for sale - discussion*



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## LAKE LIMERICK COUNTRY CLUB BOARD OF DIRECTORS

- b) *Navy trestle easement – discussed in open session.*
- c) *Compliance violations on member lots – sent to attorney for resolution.*
- d) *LLCC common areas and deeded trail easements – general discussion*
- e) *Past due receivables and collections – review of past due accounts and actions*

### *Personnel:*

- a) *Employee compensation discussion/action*
- b) *Employee interaction & information provided to members and public guidelines.*
- c) *Project manager position status – discussion of job description/compensation.*
- d) *HR Consultant - status review discussion. CAM – Board roles & responsibilities*
- e) *Employee evaluation process/procedures - discussion*

### **13. Motion to Reconvene to Open Session.**

*A motion to reconvene into open session was made by S Saylor, seconded by, and passed with no nays.*

### **14. Motion to Accept all Motions Made in Closed Session.**

*A motion to accept all Motions Made in closed session was made by, seconded by E Springer-Johannessen, and passed with no nays.*

### **15. Motion to Adjourn**

*A motion to adjourn was made by J Ingemi, seconded by M Berni, and passed with no nays.*

*Meeting adjourned at 12:31pm*

*Meeting minutes taken by Secretary P Paradise*

## 10-21-2023 LLCC Board of Directors Meeting

### Advisory Committee Motions to the Board

#### Including the Architecture Register

CAM: Motions to the Board

##### **a. Inn Property Line Survey**

*I recommended the Inn property be surveyed to determine actual boundary lines. This will aid in replacing the dilapidated fence on the north side ensuring LLCC does not build on the neighbor's property, the potential of a future sport court remodel on the south side, and the Inn Island shoreline repair project subject to Mason County requiring a survey for permitting. Chehalis Valley Surveyors quoted \$4050. Requesting a motion to approve surveying the Inn property.*

***A motion was made by P Paradise, seconded by D Dyson, and passed with no nays to survey the Inn and Island parcels at a cost not to exceed \$4,050.00***

##### **Approved Capital Projects Process**

*The Board ratified the 2023-24 capital budget that was Member approved on September 30. I recommend the Board approve all equipment purchases subject to final quotes that are in line with PARs. Waiting until monthly Board meetings delays the timely purchase of equipment for a new tractor and a 4x4 wheel drive truck. Both are to be shared assets between Facilities, Greens and Water departments with Water paying 1/3. Requesting a motion to approve purchasing a tractor and truck.*

***A motion was made by S Saylor, seconded by M Berni, and passed with one nay to proceed with the purchase of a truck and a tractor in accordance with the approved PAR's provided at budget process.***

Executive Committee: No Motions to the Board

Architectural Committee: No Motions to the Board

Compliance Committee: Motions to the Board

- a. ***MOTION: Ed Stember moved, Karen Summers seconded, that the Compliance Committee recommends to the BOD that the HOA administrative staff be charged with tracking the status of fines recommended by Compliance and***

*approved by the BOD, allowing listings on the compliance register with no new violations and only outstanding fines to be removed. Passed unanimously.*

***Motion from compliance committee died for lack of a motion or second of a motion from any board member. No action taken – deferred back to committee.***

Lake/Dam Committee: No Motions to the Board

\_Greens Committee: No Motions to the Board

Greenbelt Committee: No Motions to the Board

Inn Committee: Motions to the Board

- 1. Motion to conduct a trial period of Community Studio Time starting Wednesday, October 25th through the end of 2023 made by Lisa, Mary Ann seconded, passed unanimously.*
- 2. Paint & Sip – Carmon Palmer would organize this one-time event to be held in the restaurant on a Wednesday evening this Fall/Winter. Participants would pay a fee to Kim, and she would supply professional artist, bring all supplies (easels, paints, brushes, drop cloths), and would clean up after. It's anticipated that this would increase food and beverage sales on the scheduled Wednesday. Motion to allow Paint & Sip made by Lisa, seconded by Susan, passed unanimously.*
- 3. Motion to allow the NYE Party to go forward made by Susan, seconded by Kyle and passed unanimously.*

***A motion was made by M Robinson, seconded by S Saylor, and passed with one nays to approve Inn Committee motions 1 and 2 as listed above.***

***A motion was made by M Berni , seconded by S Saylor, and passed with no nays to approve Inn Committee motion 3 as listed above***

Hearing Committee: No Motions to the Board

Welcoming Committee: No Motions to the Board

Water Committee: Motions to the board

*1\*Motion made by Don Bird to approve the forgiveness request of \$2,547.00 by Jim Loop at 360 E Saint Andrews for a leak that has been repaired and verified by the water department. Seconded by Anne Moen and carried with no nays.*

***A motion was made by E Springer-Johannessen, seconded by M Berni, and passed with no nays to approve water committee motion 1 as listed above (forgiveness request)***

*2 \*Motion made by Don Bird to deny the forgiveness request of \$195.00 by Jacob and Marjorie Miller at 651 E Ballantrae because it was not an undetected significant leak. Seconded by Anne Moen and carried with no nays.*

***A motion was made by J Ingemi , seconded by T Ingwaldson, and passed with one nays to deny a onetime forgiveness request per water committee motion 2 above***

By-Laws and Declarations Committee: No Motions to the Board

Motions recorded by Secretary P Paradise



# Financial Recap

October 21, 2023

- 1) Cash Totals for HOA, including reserves, savings, checking \$1,633,708
- 2) Receivables
  - a. 61-90 days = \$11,285
  - b. 90 + = \$190,220
  - c. Total receivables as of Oct 20th =\$306,878
- 3) September Financial report
  - a. Due to departure of our accountant / bookkeeper we still have no current financial reports to date. Once we complete them we will send directly to all BOD members as well as post on our website.
- 4) Audit = Has been started. Initial requests were some 22 files which was promptly followed by another request for 3 more files. Will be requesting additional office help to pull all documentation as needed by the Auditor.

**Cash Accounts                      September 2023**

| <b>Location</b>  | <b>Type</b>   | <b>Name</b> | <b>Balance</b>     | <b>Operating</b> | <b>Savings</b>   | <b>Reserve</b>   |
|------------------|---------------|-------------|--------------------|------------------|------------------|------------------|
| HOA              |               |             |                    |                  |                  |                  |
| Heritage         | Checking-0214 | Operating   | \$240,254          | \$240,254        |                  |                  |
| Edward Jones     | Investments   | #01533      | \$770,810          |                  | \$770,810        |                  |
| Edward Jones     | Investments   | #20043      | \$622,644          |                  |                  | \$622,644        |
| <b>Total HOA</b> |               |             | <b>\$1,633,708</b> | <b>\$240,254</b> | <b>\$770,810</b> | <b>\$622,644</b> |

|                      |                    |             |
|----------------------|--------------------|-------------|
| <b>Heritage Bank</b> | \$528,740.60       | HOA & Water |
| <b>OCCU</b>          | \$179,330.20       | Water       |
| <b>Edward Jones</b>  | \$2,894,896.00     | HOA & Water |
| <b>Total</b>         | <u>\$3,602,967</u> |             |

October 21, 2023

CAM Board Report

Good morning,

**Compliance Register**, the total number of properties reported by division:

Div 1 – 1

Div 2 – 3

Div 3 – 3

Div 4 – 5

Div 5 - 6

Four properties are currently legal: 02-295 AirB&B violation for use of LL amenities; 05-051 trash; 05-084 bankruptcy; and 05-121 water theft and meter tampering. 05-51 and 05-121 will be discussed in Closed Session for legal action.

### **Security Patrol**

I receive monthly schedules for the 2 hour daily patrols conducted at random times. Patrols change their routes not using the same pattern. There was an incident reported on Friday October 13 at 6:35pm:

- The guard contacted an adult male subject riding a small, motorized minibike at the intersection of Shamrock Road and Saint Andrews Drive. He complied and left.

There have been no MSCO escalations to date.

### **Golf Now POS Status**

LLCC currently has 2 point of sale issues only in the restaurant. My most recent escalation was on Oct 17 demanding software resolution dates. On Tuesday Oct 10 Lead Server Nikki Sprague and Office Manager Christy Smith and I conferenced with our sales manager and a customer service manager explaining our issues and need for their commitment to resolve.

1. For duplicate kitchen printer orders has Trouble ticket #11504918. Golf Now is planning to resolve with the next software release 2.18 to be implemented by the end of October.
2. Occasionally credit cards are charged more than one time and are bank processed. Results in the Office issuing reimbursements. Golf Now acknowledges this is a known problem for all clients. On October 17 Golf Now responded that they are continuing to test and implement features to reduce frequency; that there is not a current resolution date.

By remaining on software version 2.15, the daily cash and credit card transactions for golf, café, lounge and restaurant close receipts are now matching Golf Now management reports.

Credit card transactions are working with pin pads syncing with the iPads.

Splitting tickets by customer issue is working.

### **Reserve Study – Association Reserves**

LLCC reserve study contractor Association Reserves conducted an onsite survey of LLCC assets on July 17. They recently sent their draft report for fiscal year 2023-24. Preliminary results are LLCC is 33.7% funded up from 12% last year for a 30 year plan. This is a result of three actions:

1. The reserve study team analyzing and making adjustment recommendations
2. Transferring \$300,000 from Savings to the Reserve Account
3. Members funding at \$20 an increase from \$10 per month included in Dues

The reserve study team is reviewing the current draft report resulting from team's input created during this summer's review sessions. The next team meeting is Wednesday October 25 at 10am in the Crow's Nest. Additional edits will be communicated to the contractor with the final report targeted by year end.

### **Other News**

Weir board removal for Limerick and Leprechaun dams has started and will be completed by the end of October.

Parks will close for the season on November 1 with bathroom doors locked. I'll provide additional park bathroom updates during Old Business.

### **Old Business**

#### **Status of Projects**

- a. Status of Projects
  - Inn Island bridge repair
    - o Handrail repair will be complete by end of December
    - o Coating bridge tread metal supports will be completed in the spring during a dry period
  - Inn Island NE shoreline repair; requested and awaiting formal quote from Mason Conservation District assigned engineer for the planned design and County shoreline permitting
  - Reroof 5 Park bathrooms and 4 Park Host storage sheds
    - o Material ordered and awaiting Mason County bathroom building permits to schedule installations
  - Install Park bathrooms with metal doors and programmable cypher locks
    - o Olde Lyme is completed
    - o Metal doors installed at Tipperary; cypher locks ordered
    - o Metal doors and locks ordered for Banbury and Anglia Parks

- Log Toy bathroom schedule will be determined when the LD sub-team creates an ADA upgrade plan
- Banbury Park bathroom upgrade for full year usage started September 21 with electrical work; this is a winter project with the goal to be open year around when completed
- Replace the Inn fence on the property's north side; this will be a winter project

**b. Navy Trestle update:**

LLCC received a signed Navy agreement stating that the Navy is paying for the temporary and permanent waterline. The agreement is signed by the Board President and will be delivered prior to the November 1 deadline. The agreement has 10 conditions including LLCC applying for an easement.

The agreement states LLCC agrees with:

1. Navy pays for the temporary and permanent waterline replacements
2. Navy warrants the permanent waterline for quality of workmanship for 1 year
3. Navy to notify LLCC in advance regarding timing and any need for water system outages
4. LLCC to authorize 1 representative to observe installations; I recommended the LLCC Water Manager Chris McMullen that the Water Committee has agreed to
5. LLCC installation concerns are to be communicated to the Navy Construction Manager
6. After completion and satisfactory inspections, LLCC accepts the waterline as is and release and hold harmless the Navy from all installation liability and waterline operation with the exception of the 1 year warrantee
7. LLCC submits a request for a waterline easement by December 2, 2023
8. LLCC obtains, complies and manages the DOH permit required for continued operation of the LLCC waterline
9. LLCC notify the community of water outage communications due to construction.
10. LLCC must sign the agreement within 30 days by November 1

The plan has been to request Navy for reimbursement of our expenses to date and challenge the easement requirement based on Mason County taking possession of the property during a 1902 tax foreclosure including a 1967 perpetual easement between the Navy and County. We had presumed the 1967 easement validated LLCCs Franchise Agreement with the County to operate and maintain the waterline. Our attorney recently determined that the 1967 easement does not allow the right of Mason County to grant property rights to a third party.

This legal determination nullifies the Franchise Agreement resulting in the need to file easements for waterline properties under Mason Lake Road and Saint Andrews Drive. Both easements are prepared and ready to submit.

### **c. Bookkeeper Status**

We are continuing to screen Indeed applicants. We had considered hiring a temporary month-to-month via a temp agency that resulted in costing too much due to the agency's pricing inflexibility. Currently we have our former accounting manager Ron Harper working part-time in the afternoons.

### **New Business**

#### **b. Inn Survey**

I recommended the Inn property be surveyed to determine actual boundary lines. This will aid in replacing the dilapidated fence on the northside ensuring LLCC does not build on the neighbor's property, the potential of a future sport court remodel on the southside, and the Inn Island shoreline repair project subject to Mason County requiring a survey for permitting. Chehalis Valley Surveyors quoted \$4050. Requesting a motion to approve surveying the Inn property.

#### **d. Approved Capital Projects Process**

The Board ratified the 2023-24 capital budget that was Member approved on September 30. I recommend the Board approve all equipment purchases subject to final quotes that are in line with PARs. Waiting until monthly Board meetings delays the timely purchase of equipment for a new tractor and a 4x4 wheel drive truck. Both are to be shared assets between Facilities, Greens and Water departments with Water paying 1/3. Requesting a motion to approve purchasing a tractor and truck.

### **Closed Session:**

On Monday October 9 Mason County Superior Court Judge Goodell denied LLCC's second injunction ruling in favor of Potter that LLCC could not remove trash due to not being able to distinguish between trash and treasurer. Court acknowledged LLCC has the legal basis to clean up the property.

Our attorney informs due to unpaid fines, that LL can consider foreclosing on the property for unpaid assessments. I recommend LLCC take this action due to 2 former injunctions being denied. The property is a disgrace to the community. Potter's attorney claims to have filed a tenant vacate order. I requested a status from our attorney.

- Potter 31 Clonakilty (05-051) property: Garrett agrees LL can foreclose for not paying \$11,700 in fines and legal fees. To my knowledge no hearings have been requested.

- Sale of 120 Cromarty (05-121) property Dalle->Mukkollu: There are \$69,300 surplus funds available from the May 25<sup>th</sup> sale that Rainier Trustee Services has no interest in
- Superior Court Case 23-2-00422-23
- thru May Dalle owes \$15,880 for Dues, Water, and meter repairs; since June – August Mukkollu owes \$5,013 for Dues, Water, and repairs
- Garrett has been directed to petition the Court for the full amounts plus attorney fees and court costs. If the Court determines only Dalle's amount is available, Garrett will go after Mukkollu separately

# Water Report for 10/21/2023 Board of Directors Meeting

**Overview:** This report is a very abbreviated summary. Full details of Water Committee business are included in the Water Committee minutes and are available in the BOD packet and on line.

## 1. Operations

- Wells are operating normally with the exception of Well #2. Well #2 upgrades have been completed remains off line until upgrades are completed, and the Water Manager continues to flush and sanitize components. Flushing operations will continue until the best available water is produced. Regularly scheduled flushing will continue. The goal is to have Well #2 back on line by the end of October. If regular flushing does not achieve the desired quality of water with minimal iron and/or manganese odor, filtration options will be explored.
- The water theft issue is being resolved with the new property owner.
- The high temperatures and dry conditions have resulted in a significant increase in consumption. Customers are asked to check their water connections for signs of leaks, e.g., bubbling water on their property, decreased pressure, and leaks at exterior hose bibs. Customers should notify the Water Manager ASAP if they notice any irregularities.
- Water Manager Chris McMullin will begin work on approved capital projects and laying out a timeline with the Water Committee for updates and completion schedules. We will be sharing that information during Water Committee and BOD meetings as well as from time to time in billing statements.

## 2. Water Rates for 2023-2024

- An increase of \$2.00 (4.8%) per month in the base rate (which includes up to 6,00 gallons per month for no additional charge) and \$2.00 per month for reserves was approved by the membership by a vote of 271 yes votes and 197 no votes. This represents an increase of just over 7%. The city of Shelton, by comparison, is proposing a 14% increase for 2024 in their base rate with **all** water use being an additional charge. The Lake Cushman water system is increasing their rates from \$50 to about \$95 per month.
- More system maintenance and repairs continue to be completed “in-house” by our Water Manager and his team which reduces our expenditures and helps us to keep our rates as low as possible.

## 3. Fire Hydrant Use

- Central Mason Fire and EMT Chief Snyder and his team Deputy Chief Yates asked to meet with LLCC leadership to discuss hydrant use on September 25th. Plans for implementing hydrant use and clarifying how fire department use to prevent any damage to our system were discussed. Chief Snyder said that his team would develop a protocol document and share it with LLCC approval within 2 months. The Water System Committee believes that activating at least some of our hydrants is a prudent step in serving the needs of our members. It is important to note that while multiple hydrants may be activated following testing and any needed maintenance, not more than two hydrants would be used simultaneously to fight a fire or fill a tender.

## 4. Water Conservation

- We continue to encourage our members to conserve water by checking for leaks including dripping faucets, dripping under-sink valves, and running toilets. A few drips a minute can add up many gallons a month.

## 5. Water System Plan Completion:

- The final draft of the Water System Plan and the Emergency Response Plan showing all editing is being updated by Lydia Bower from NWS. Water System Committee members have reviewed her edits, provided additional data, and will submit the last data/revisions to NWS this week.
- Northwest Water will submit the plan to the Department of Health for review. It will then come back to NWS for final editing to incorporate any DOH requirements and then returned to the BOD for final approval. Once approved as the final document, the revised WSP will be in effect until 2033.

*Kelly Evans*

LLCC Water System Committee Chair