

**ICR WATER USERS ASSOCIATION**

***Board of Directors Meeting, ICRWUA Pump House  
July 23, 2019 – Meeting Minutes***

**Board Members:**

Bob Hilb, President  
Randy Joly, Secretary  
Chris Peck, Board Member

**Contract Staff:**

Cheryl Ibbotson, Wallace Utility Billing

**Member/Guests:**

Alan Cocherell, Ray Damesek, Dick Brubaker, Gorden Swanson, Cleta Russo, Pete Russo, Chris Stoner, Jimmy Stoner, Dan Zdanowicz, Melene Knevel, Pat Litz, Walt Gontowski, Bob Fresch, Eileen McGowan, Ken Rosenberg, Jim Cooper, Dean Humphrey, Evelyn Zimmerman, Lisa Jensen, Mark Armstrong, Bob Summers, Jeff McLeod, Mark Arnold.

**1. Call to Order – ICR Water Users Association**

The meeting was called to order at 9:00 a.m.

**2. Roll call of the Board –**

Roll call of the Board was taken. All directors were present except Blake Hewitt and Rob Elsroad.

**3. Proof of Notice of Meeting –**

Bob asked Cheryl to state how the meeting was noticed to the members. Cheryl stated that on the June billing statements there was a message regarding the annual meeting with date, time and location.

Larry Bligh objected to that statement, stating that according to the by-laws, the meeting notice must be delivered by US mail or in person and the e-mail customers failed to get the notice via US mail. Jimmy Stoner recommended that the annual meeting be cancelled due to the fact it was not properly noticed. Bob said that the meeting notice was posted on the door of the location of the meeting, was included on the billing statements and also delivered to the customers on the e-mail billing statements. Bob stated that they were going to proceed and were going to waive the By-laws regarding this issue. A member stood up and stated that the members should vote on adjourning the annual meeting, she said “who votes to cancel this annual meeting, please stand” – all members stood.

**Randy made a Motion to adjourn the annual meeting. Bob seconded the Motion. Motion passed unanimously.**

Jimmy Stoner asked which agenda items related to the annual meeting would be stricken from the agenda. Bob stated that they would be stricken as they got to them as they continued with the regular quarterly meeting.

**Bob made a Motion to approve the 04/23/19 Agenda as revised with an item added under the Operations Report – a-Quality Contract review. Chris added that it also be revised with the elimination of the items related to the annual meeting. Chris seconded the Motion. Motion passed unanimously.**

#### **4. Review/Approval of 04-23-19 Board Meeting Minutes –**

**Bob made a Motion to waive reading and approve the 04/23/19 board meeting minutes. Chris seconded the Motion. Motion passed unanimously.**

#### **5. President's Report -**

Bob stated that the President's Report was part of the annual meeting agenda and would be omitted from this agenda.

#### **6. VP of Operation Report –**

Bob stated that the VP of Operations Report was part of the annual meeting agenda and would be omitted from this agenda.

#### **7. Operations Committee Summary Report**

Chris stated that a-Quality Water Contract up for renewal - increased their rates pursuant to the current Consumer Price Index.

**Chris made a Motion to renew the a-Quality contract with proposed rates. Randy seconded the Motion. Motion passed unanimously.**

#### **7. Pumping Summary Report –**

Bob stated that the second quarter Pumping Summary Report will be posted on the website.

#### **8. Treasurer's Report 2018 Financial Review -**

Bob stated that the Treasurer's 2018 Financial Review was part of the annual meeting agenda and would be omitted from this agenda.

#### **9. Treasurer's Report - 2nd Quarter Financial Summary**

Bob stated that there were a couple of items of note: the Lake water sales were down due the wet winter; the a-Quality extras were much higher due to multiple ICR leaks that started last year that were repaired, and that much of the infra-structure was over twenty years old and in some cases was not installed properly. Bob stated that were two additional items that will increase expenses going forward -the increase in lease payments in ICR that are in current negotiations and continuing maintenance in ICR for leak repair.

Eileen McGowan asked how much money has the water association refunded to homeowners for performance/architectural deposits. Cheryl stated that it was approximately \$11,000.

#### **9. Delinquencies –**

Cheryl stated that there were no delinquencies.

#### **10. System redundancy/safety improvements -**

Randy stated that after meeting with the commissioners of the ACC they were not going to consider any changes until the new company is formed.

#### **11. ICR Well Lease Renewal –**

Chris stated that they have contracted with a Hydrologist who should have the reports necessary by the end of the month. He said the Pierce had waived the other items they were requesting. Randy stated that the negotiations were going well and that they were hopeful that the rates would not be increased too significantly. Bob added that they had only been negotiating with one of the brothers up to this point so it was too soon to be certain. Jimmy Stoner asked which brother were they dealing with? Bob said Steve.

**12. Lawsuit –**

Bob stated that they were no updates.

Eileen McGowan asked how much money had the water company spent to date on the appeal. Randy stated several hundred dollars.

**13. Corporate Attorney –**

Randy stated that he and Chris met with the ACC commissioners regarding the reorganization of a new water company, removing the liability of the Architectural Committee. He added that the commission recommended leaving the existing company intact along with the CC & R's that would become the Architectural Committee Company and the proposed new water company would be reorganized with the same by-laws with the exception of removing mention of the ARC. Randy stated that the hearing would most likely be in the Fall and probably be completed by the first of next year. He added that the commission only wanted to address the reorganization relative to the ARC's liability to the water company. He stated that the ACC may stipulate for a rate case after the reorganization is completed. In closing Chris stated that lots 1 through 180 would use the old company's framework to proceed as the Architectural Committee if the community wanted to.

**15. Public Comments –**

Eileen McGowan referenced the message on the billing statements "Please be reminded that CC & R's must be complied with or be subject to the penalties that apply". She asked since there is no Architectural Committee – who would apply the penalties? Bob stated that individuals are responsible to comply with the CC&R's. Jimmy Stoner stated that there are no penalties specified in the CC&R's.

Eileen McGowan stated that the annual meeting notification that were on the June 26, 2019 billing statements did not comply with the 30-day rule. Larry Bligh stated that only a 7-day notice was required.

Bob adjourned the meeting at approximately 9:30 am.