

**PSA BOARD OF DIRECTORS MEETING**  
**DECEMBER 17<sup>TH</sup> 2011**

Meeting held at the home of Angela Miller. President Tim Vack opened the meeting at 11:07 AM  
Present are: Tim Vack, Angela Miller, Brenda Bamford, Rose Sheary, Rob Koenig, Lori Gross, Bob Miller, Rick Galvin and Darren Porter.

Minutes from the Oct. 10<sup>th</sup> BOD meeting and annual meeting and minutes of the November meeting were handed out to all present by Rose and read by all.

Motion to approve Oct 10<sup>th</sup> minutes by Angela Miller, seconded by Bob Miller

Motion to approve annual with stipulation for approval at the next annual meeting by Brenda Bamford second by Rob Koenig. Motion to approve November 5<sup>th</sup> meeting by Rob Koenig, second Angela Miller. All 3 motions passed unanimously

Tim reported on the Communications committee, will have to have meeting to get year-end financials for 2011 in the mail in the February Newsletter, which should go out in the second week of February. Angie Miller has not had any help for the Governing Docs committee and will need help putting together all the records of meetings for the year.

Darren Porter (Facilities chair) reported that Rob has transferred all of the records for the Facilities Committee. He has contacted Land Expressions and they will need some drawings and pictures to give them an idea of what the park looks like then they will give us an estimate of what it would cost for a comprehensive plan for the park. We can look at the bid after the first of next year and decide. Darren will schedule meeting for Facility in the near future.

Rob reported that we need to update our water rights permit. The cost is \$ 350.00  
Capacity analysis for 229 lots from prev. 215 also needs to be done. This will cost roughly \$2,000.00

We received a letter from Nicholas Stagliano, a copy of which is in the minutes. Rob met with a man from Evergreen Rural Water. He said our priorities should be a Generator in case of electricity loss, source meter with alarm, cap off old valves, paint pipes blue to prevent rust. Have reflectors on the road where Hydrants are located. Also, the Hydrants need to be painted. We are still in need of data to know exact water loss. Will develop plan of action after Budget approval by membership.

Rick did report on Finance committee. He has been checking with Insurance and so far the results are very poor. Our premium is really high and coverage has more holes than swiss cheese. There will be a RCW change after the first of the new year. Finance will meet with Angie and bring the changes to the next BOD meeting in January.

Finance will also have to do a Reserve Funds Study, this should be done annually.

Rick stated that the BOD should **NOT** enter into any Contract with anyone .

Currently any claim has a \$25,000.00 deductible.

Brenda said that the Budget for the Water system is low and we need to transfer funds from General to cover payments for the next two months. Angela made a motion, Rose seconded and motion carried to loan \$1500.00 from General Fund to Water System (115)

There will have to be a meeting of the Finance Committee prior to the next BOD meeting

Old Business: Water increase issue needs to be resolved. Tim made a motion to change the current

bi-monthly base water usage from 1500cu ft. to 3000 cu ft. Because this changes the current tiered billable rate, I also propose to change the current tiered system to 2 tiers as illustrated below for billing cycle.  
0-3000 cf >base rate as approved by the board of directors.

3001-3800 cf > \$3.00/100 cf

3801 and up \$4.00/100 cf.

Rob seconded the motion and it passed unanimously.

A letter from Bob Johnson due to poor health he is resigning from the board. Rose made a motion, seconded by /Angie to accept resignation, passed.

A letter from Robert Cook offering to serve in Bob Johnson's place on the board. Discussion, Robert was active in the recall of the old board and would be an asset to the board Motion by Lori, seconded by Brenda to elect Robert Cook to the seat vacated by Bob Johnson. Motion passed

The next BOD meeting will be on January 14<sup>th</sup>,2012 at 10:00 AM at Angela Miller's house.

Respectfully submitted,

Rose Sheary, Secretary