

PSA BOD meeting
9.11.2011

Members present:

Tim Vack, Angela Miller, Brenda Bamford and Rose Sheary

Bob Johnson, Rick Galvin, Rob Koenig, Lori Gross, Darren Porter and Bob Miller

Guests present were:

DeeAnne Kline, Joel Bordeaux, Lisa and Jeff Quast, James Doty and Larry Pazaski.

Meeting called to order by President Tim Vack and in Honor of 9.11.2001 all present observed a moment of silence.

Tim made a motion to add an Executive meeting to the end of today's agenda. Motion passed unanimously.

Treasurers report: Brenda took the minutes to the Bank to get signature cards and all are signed and returned to the bank. Brenda made copies of all transactions, both deposit and the two loan payments that have been made. For the time being, Lori will do Quick books. We need to choose a bookkeeper, we received a letter from NW Water, Tim read it and they offer their service for \$350.00/per month. They already do half of our billing and do billing for 29 other communities. Rick questioned if there is a CPA on board at NW Water. Motion made by Rick to enter contract negotiations with NW Water, their monthly rate not to exceed \$500.00 and end on Dec 31.2011. Rose seconded, motion passed unanimously.

Rob made a motion to change the rule made by the old board on July 25th to charge double for water the members who own 2 lots but only use 1 lot. Will have to see old minutes.

Motion by Rob to prevent Board members to run up bills with Attorney without prior board approval. Tim amended the motion to read: until otherwise decided it takes two (2) board members to see the Atty. And the charge is limited to \$250.00, seconded by Bob Johnson and passed unanimously.

Rob reported he has been checking the water daily for leaks. Discussion on need for Generator and capacity of same. Rob stated that the system is doing good and we are legal on all counts.

Rick tried to meet with Mr. Davies but was unable to connect. He did however meet with Larry Pazaski. We will need minutes of 2011 meetings.

Ask NW Water for a written report on surveys done (leaks and breaks). Ask about items of concern and how big of a problem do we really have. Rob responded that according to NW Water the health of our system is outstanding.

Tim asked for Board and community members involvement to set Agenda's for future meetings.

Committees:

Water:

Bob Johnson nominated Rob Koenig to chair the Water Committee, Tim 2nd, passed unanimously.

Facilities:

Tim nominated Rob with Darren to co-chair, Rose 2nd, passed unanimously.

Communication:

Website and Newsletter

Tim nominated Susan Koenig, 2nd by Rose, passed unanimously Rose volunteered to help with the newsletter.

Budget and Finance:

Tim nominated Rick, Brenda to co chair, 2nd by Angela, passed unanimously
Tim and Rose volunteered to help.

Management

Questions have been made to hire a HOA management Co. Feeling is that we can do it we just have to be open to the needs of the Community.

Review of governing documents:

We need to find out any new by-laws registered in 2010 and try to find minutes for 2011 meetings. As a board we have to approve minutes before posting. Rick made a motion for DeeAnn Kline to chair this committee. 2nd by Brenda DeeAnn will consider it. This issue is tabled for now. The CC&R's are not posted

Roberts Rules of Order. Rick donated his abbreviated copies, Rose will make copies for Officers by next meeting

Bob Johnson presented the Initiative to increase water to 12,000 gal. he had presented to the previous. Board without a resolution. Rob will talk to NW Water before voting on this. He will report @ next meeting. Mr. Pazasky implored the board to check on the legality and went on about the Swamps document.

Mr. Pazasky handed all members a letter requesting the non renewal of the PSA liability insurance and an increase of 300% in premiums. Discussion followed and since liability goes to ALL Community members, it is only right they be informed and as they may want or need to purchase extended liability on their personal policies. This subject will be addressed in the Newsletter and also at the next meeting.

Finance committee to check on current policy and cost thereof.

Tim thanked our guests for attending.

Rob made a motion to adjourn meeting, seconded by Rose, passed unanimously.

Respectfully submitted

Rose Sheary
PSA Secretary