

**PSA Annual Meeting  
May 11, 2013 at Hut**

BOD members present are: Phil Grabicki, Rick Galvin, Robert Cook, Lori Gross, Angie Miller, and Bob Miller.

The official meeting was called to order at 10:25 a.m. by Phil Grabicki with the flag salute. He stated there were 21 members not in good standing and 16 members were needed for a quorum, which were attending the meeting.

The Board of Directors introduced themselves: Phil Grabicki, President; Angie Miller, Facilities; Rick Galvin, Chairman (Finance); Robert Cook, Vice President; Bob Miller, Board member; Lori Gross, Treasurer and interim Secretary.

Phil asked for volunteers to be on the board. There are 6 openings.

Financial report was given by Rick Galvin.

- \$245,000 is the current amount in savings and checking. The reserves are building.
- The Playground fund is \$13,800 from donations and fund raisers.
- Rick explained the matching funds of \$14,000 from PSA.
- Phil Grabicki showed the photo for the proposed playground. He also advised we have 1 bid for fencing and waiting for more.
- Rick advised as of February 2013 the water loan was paid off and liens were being removed for loans.
- The number of members not in good standing has gotten better, however, some water has been shut off due to non-payment. The amount owed by homeowners is \$14,027.
- Larry Pazaski asked who or the number of people who owe. Lori Gross advised they have until the end of this year to pay.
- There are 18 people behind on water.
- Approximately \$3,600 has been received for moorage.
- Phil reported 1/2 of the playground fund is from reallocation of reserves and have not been spent.

Facilities Report: Angie Miller presented the Facilities report.

- Angie thanked Dave and Mary Ann Orvis on contacting the various vendors for the playground equipment. She also mentioned Theresa Collins and others have gotten information in the past and explained the money raised by volunteers and fund raisers.
- Angie also explained the need for fencing to keep the children safe.
- The 10 year plan for the park would be an estimated \$500,000 budget and the current proposal for the playground would best meet our needs and current budget.
- Angie explained the revised budget was sent and 30 homeowners approved and 11 did not approve the \$28,000 amount. She also stated they would not over spend the proposed budget.
- The playground would have a 30x50 foot border and the contractor is licensed and bonded.
- Theresa Collins stated that she is "thrilled" the playground is finally going to happen.
- Chris White asked if there were other playgrounds that the vendor had installed. Dave Orvis explained where they were located and the caretakers looked at 4 different locations. The equipment ranged from small to large facilities and even the older ones looked as good as the new ones.
- Jan Moon was opposed to the playground and questioned the matching funds. Rick Galvin explained the matching funds.

- Larry Pazaski stated we already had a basket ball court, swings and a swimming area for recreation. Also, the budget was not complete or clear.
- Robert Cook advised Bob Johnson did a concept design and saved PSA \$5,000 for the free design.
- Angie Miller stated the caretakers were not on duty 24/7 and asked for more awareness in the community. If there are children entering the park under 12 years of age, please escort them out and advise of the age rule in the caretakers absence.

Water Overview: Rick Galvin presented the overview.

- Northwest Water identified 2 leak issues on the PSA side on Olympic and Mason Lake Drive.
- Meter height adjustments: Approximately 30 need to be repaired and 20 have been done.
- Randy Lord asked about the old system to the new system. Randy has a problem from the meter to the old system. Rick will investigate and get back to Randy.
- Rick advised there were no other updates on water.
- Rick also thanked Bill Davies for helping Rick on the water.
- Maureen Allen asked how often the water was tested and was advised it is tested monthly.
- Larry Pazaski asked about the funding of generators. Rick advised he will update the bids and advise.
- Rick reported we are still having leak issues and the pressure reducer project has been pushed off for approximately a year.
- Bill Davies commented we do not have anyone on site to do the testing. Rick and Bill will work to identify a schedule and who will do the testing.
- Jan Moon stated the water reserves seemed low and Rick advised the transfer had not been done yet and is sitting in savings and is not being used for other areas.
- Rick Galvin asked if homeowners saw a spike in their usage to contact Northwest Water as there may be a possible leak.

Phil Grabicki asked for volunteers for the board.

- Angie Miller nominated Robert Cook. Robert gave his qualifications and wants to serve on the board. Lori Gross made a motion, Rick Galvin seconded. Motion carried.
- Maureen Allen volunteered to be on the board. She has served on other boards. Robert Cook made a motion, it was seconded by Phil Grabicki, the motion carried.

Other comments:

- Maureen Allen asked if we have looked into a management company. Rick Galvin advised the board will look into it.

Rick Galvin made a motion to adjourn at 11:30 a.m. it was seconded by Robert Cook and was approved by all.