

**GLACIER VIEW MEADOWS
WATER AND SEWER ASSOCIATION**

November 18, 2020

Meeting held via Zoom

Meeting ID 81242852404

ROLL CALL:

Jim Petrie – President

Dan Barbour – Vice president (absent)

Karen Turner – Treasurer

Larry Peterson – Secretary

Lynn Johnson – Director

STAFF:

Larry Maybon – Manager

Mary Keller – Community Relations/Office Assistant

ESTABLISH A QUORUM: All were present, except Dan Barbour who was excused, and a quorum was established.

CALL TO ORDER:

Jim Petrie, President, called the meeting to order at 3:00 p.m.

REVIEW AGENDA: No amendments

APPROVAL OF PREVIOUS MINUTES: Minutes dated October 21,2020, were accepted as printed.

TREASURER’S REPORT:

Karen Turner, Treasurer, presented the report. The Water & Sewer Association completed the 1st month or 8% of the fiscal year. Account 001: Income is at 89% and Total expenses at 6% of budget. Total Carry Forward to 21-22: 153,548.40. Account 002: Income 73% and Total expenses at 8%. Total YTD transfer to capital \$40,000.00. Total Carry Forward to 21-22 145,424.58. Account 003: Income at 83% and Expenses at 8%. Total YTD Transfer to capital \$2,000.00. Carry Forward to 20-21, 47,852.55. Consolidated Totals: Income at 80% and total expenses at 7% of budget. Total Transfers to Capital 54,500.00.

Larry Maybon, presented the Manager’s report (inserted below).

General

1. Deb Schwartz started this past Monday as our new employee/field tech.
2. The backhoe received a set of new rear tires from GCR (\$2184).
3. The board books/information has been downloaded onto usb drives for the directors, thank you to AJ for donating the drives.

4. Office will be closed next Thursday and Friday (Thanksgiving holiday) November 26th and 27th, trash will be closed Thursday.
5. Letters/notices/phone calls:
 - Vehicles
 - Lighting
 - Nuisance
 - Arc

Water & Sewer Association

1. 12th filing update on the radon system: Water tank set and connection will be done this week with hopefully Filter Tech coming out in the next two weeks to start the run program.
2. Repaired another water leak in the 8th filing under the well house, joined two 4” cast ductile iron compression connections to the old PVC line. A new Pressure reducing valve had to be replaced within the main well house line.
3. New water samples (lead/copper) have been sent out for new state requirements to have our blending phosphate chemical switched to a different blend, with a higher percentage of orthophosphate. This will be implemented by December 31, 2020.

WATER & SEWER COLLECTION REPORT: End of Oct. 2020

Previous year comparison:

2019-2020 Dues Billed: \$120,147	2020-2021 Dues Billed: \$120,669
Amount Collected: <u>- 98,416</u>	Amount Collected: <u>- 91,930</u>
82% \$ 21,644	76% \$ 28,739
2019-2020 CS 002 Fees: \$154,278	2020-2021 CS 002 Fees: \$156,888
Amount Collected: <u>- \$ 59,746</u>	Amount Collected: <u>- 69,641</u>
39% \$ 94,532	44% \$ 87,247
2019-2020 CS 003 Fees: \$34,416	2020-2021 CS 003 Fees: \$ 36,060
Amount Collected: <u>-17,240</u>	Amount Collected: <u>\$-19,621</u>
50% \$ 17,176	54% \$ 16,439
2019-2020: <u>\$133,352</u>	2020-2021 Dues & Fees to be collected: <u>\$132,425</u>

Total Amounts Due:
Oct. 31, 2019: \$147,413
Nov. 30, 2019: \$126,917

Total Amounts Due:
Oct. 31, 2020: \$143,561
Nov. 30, 2020: \$

Dec. 31, 2019:	\$109,746	Dec. 31, 2020:	\$
Jan. 31, 2020:	\$ 94,897	Jan. 31, 2021:	\$
Feb. 28, 2020:	\$ 80,452	Feb. 28, 2021:	\$
Mar. 31, 2020:	\$ 62,259	Mar. 31, 2021:	\$
Apr. 30, 2020:	\$ 56,480	Apr. 30, 2021:	\$
May 31, 2020:	\$ 46,507	May 31, 2021:	\$
June 30, 2020:	\$ 36,482	June 30, 2021:	\$
July 31, 2020:	\$ 22,303	July 31, 2021:	\$
Aug. 31, 2020:	\$ 15,951	Aug. 31, 2021:	\$
Sept. 30, 2020:	\$ 7,560	Sept. 30, 2021:	\$

Doubtful Accounts: (On payment plans or turned over to attorney.)

Water & Sewer							
Improved	Total Owed	Forclosure	Wrote Off	Unimproved	Total Owed	Wrote Off	
SEPTEMBER	\$156.42		\$0.00	SEPTEMBER	6,443.93		
OCTOBER	\$1,548.42		\$0.00	OCTOBER	7,754.18		9,302.60
	-\$1,392.00	\$0.00	\$0.00		-\$1,310.25	\$0.00	
Billing/Late	\$1,392.00			Billing/Late	1,310.25		
ACTUAL				ACTUAL			
COLLECTED	\$0.00			COLLECTED	0.00		\$0.00

PUBLIC INPUT: Four members were present via zoom. It was stated that there were audio issues and voices were garbled. As of this writing, to improve future zoom meetings, Larry ordered an external microphone.

OLD BUSINESS: None

NEW BUSINESS:

1. Community water usage during fire evacuations: During recent evacuations, to protect their properties, a few residents left sprinklers running or left water on when they evacuated, draining the Community Water System that served their property. These actions likely damaged a well house. The board discussed steps that should be taken to protect the water systems in the future. Larry Maybon stated there are policies in place in that the Association may charge costs incurred by the Association to individual property owners as a result of the Association incurring costs to address and correct major household water leaks resulting in water loss and related Association labor costs in leak detection due to the negligence of the individual homeowner. Larry suggested that the policy should also include: For the protection of all Community Water Systems, that during a natural disaster i.e., evacuation and if deemed necessary the GVM manager, has the authority to turn Community water systems off. Karen Turner stated that if there is going to be a policy change that it is important to communicate this change to GVM property owners. Karen Turner moved to notify property owners via the next newsletter that there were major water loss issues during the recent mandatory evacuations. In the future, for the protection of the Community water systems in the event of mandatory evacuation the Glacier View Meadows, Manager, has the authority and if deemed necessary, will shut the Community Water Systems off. Lynn Johnson 2nd Unanimous motion passed.

Approved January 20, 2021

ADJOURN: Jim Petrie declared adjournment at 3:18 pm. Note: The Joint Board plans to adjourn into Executive Session at the end of the Joint Meeting being held immediately after the Road & Recreation meeting.