Minutes Kings Row HOA Board Meeting, June 28, 2017

Location: Home of Peter May and Carol Nieuwenhuizen

Board Member in Attendance: Peter May, GR Fielding, Mimi Trombatore, Carolyn Dahlgren

Administrative Assistant and Recording Secretary, Krystle Beatie was not present. Carolyn took minutes.

Homeowners in Attendance: Carol Nieuwenhuizen, Tim Trombatore

1. The meeting was opened a little after 7 pm.

2. Minutes from May 17, 2017 were approved, as amended, with GR making the Motion and Mimi providing the second.

3. Old Business: The Board voted unanimously to re-consider action taken at the May meeting and then discussed MHMMIC’s request that the Association pay ½ of the ditch company’s overage (1/2 of 1500, $750.00) for work on the Middle Ditch as it runs through Lot 9. The Board decided we should send 1/11 of the overage, consistent with our position as 1 of 11 users of the Middle Ditch. The decision was based upon our potable water expenditures this year and MHMMIC’s By Laws. (Motion by G.R. Fielding; second by Peter May.)

The Board discussed but decided not to do the math to figure out the ratio of our 211 “B” shares to that of other users who own from 14 – 730 “B” shares. The Board also considered sending the check and stating that the money is specifically for re-seeding and weed control.

Assignment: The Board instructed Carolyn to write a letter to the MHMMIC Board without mentioning the CDPH&E permit or the County excavation permit that were probably required for the work on the ditch. The Board also instructed Carolyn to mention in the letter: “The HOA would appreciate re-seeding,” although it appears that the ditch company does not see thistle growth as an issue.

4. Administrative Assistant’s Report: Ahasic, Lewis and Peterson are 1 quarter behind. A letter will be sent if payment not received by end of July (2 quarters). Krystle also reports that she has not received ARC fees from Sahnow for Lot 1’s ARC review.

Assignment: Carolyn is to ask Krystle if the next statement alerts owners if behind 1 quarter, as well as letter. Also, text or email Adam.

5. Water Distribution System: Lot 7’s excavation of original tap required turn off of whole-system valve at storage tank, without prior notice to membership. As soon as the excavator’s crew applied the wrench to the Lot 7 tap, water spouted. John McDermott happened to be on-site when problem arose, so he was able to turn off the valve at the tank that he had exercised earlier in the morning. Lots up hill from tank – Sydoryk (10), Ryan/Turner (9) Fielding (16), and Hazard (17) - all of whom have booster pumps, experienced a lot of air in lines.

Excavator, Jeff Bader, John McDermott, David Bell and Carolyn Dahlgren were present and saw that taps at mains (collar-type) for both Lot 7 and 8 were rusted and not serviceable. Carolyn made a “field decision” to hire Rippy to replace both collars, and, kept the collar for “show and tell” at Annual Meeting.

Board reviewed the 1991 Board vote that explicitly provided that HOA is responsible for lines under road and tap to main, assuming lot owner provided 1-year warranty for work on line going from CSV to main. Problem on Lot 7 is not with CSV, rather was with tap to main. We will owe Bader’s partial costs of excavation and parts for 7 and 8.

Assignment: Carolyn to stay in touch with Bader and Rippy Excavation and authorize Krystle to pay.

6. New “Entry Point”: CDPH&E found us out of compliance with regulations for not having an entry point on the distribution line, leaving the tank, for collecting water for testing (chlorine contact time) after chlorination. Samuelson has given us an estimate for installing a frost-free lawn hydrant on the outside of the storage tank ($1,650.43), but Zancanella is not sure State will approve because of bacteria collection problems on outside hydrants. It will cost significantly more to create the entry point at a tap inside of the pump house. Mimi motioned that we go ahead with Samuelson’s bid, attached, as long as State approves, taking money from reserves if needed. GR seconded the motion and Board approved the motion.

7. 2,000 square foot irrigation: Discussion moved to item 8b.

8. President’s Update:

a. Electricity in Pump House: under investigation

b. SEO Letter, OSWTS and sq. footage for irrigation: Carolyn has sent available information to lawyer who will respond to State. We appear to have fewer Evapo- Transpiration systems than in 2008 when first engineering report completed, but not all lot owners are sure of what they have for their homes.

As to irrigation, the Board discussed that State’s focus – for now – is on total amount of irrigation used in Kings Row, i. e., 2000 square feet x 49 residences, plus the 2 rights to tap on Hunt property that have not yet been exercised (2,000 x 51). Issues are: (1) some people use more water in years when they are trying to get new growth started; and (2) some lots self-reported on survey using 2,000 or more square feet. Carolyn suggested: The Board needs to provide formal notice to people who have reported 2,000 square foot – or more – usage via a legalistic notice referencing Court decrees. Concern is people will believe they have a “right” to more than 2000 square feet of irrigation just because they used a larger amount for years, no matter what the rules are. Board thinks it is adequate that we continue to remind all lot owners, each time the ditch stops running, that potable usage is limited in amount, as well as allowed every other day. Tom Hazard has suggested a “cap and trade” system where lots using less or no potable water for irrigation “loan” the water to lots using more water. Such a system creates an administrative responsibility for the HOA. The Board, essentially, tabled this issue as not most important on our list of potable and irrigation matters.

c. CDPH&E Design Review regarding Well No. 4: Zancanella & Associates working on this document. The firm has received an extension from the State.

d. Cross – Connection: The Board approved, unanimously, paying Tom Hazard’s company, Green Acres, at $45.00 per hour for Tom’s time in following up on incomplete surveys and calling lot owners who did not fill out surveys. Tom understands the issues and the regulations, and is best prepared to make calls.

e. Water Tank Painting and CDPH&E: Board authorized Carolyn to write a letter to State about the 2015 maintenance, noting application of regulations is ambivalent. Peter confirmed the name of the paint: “Tnemec, ” “cement” spelled backwards.

Assignment: Carolyn will work with painter and sandblaster to get a letter out to State.

f. Curb Stop Location: John McDermott has his list; Tim will work on the already-identified location list.

Assignment: Carolyn will continue searching for Wix’s original water system plan or as-build.

g. ARC: Dahlgren and Fielding next applications for review

h. MH-MM Spring Creek Reservoir – not full, calls on Cattle Creek come first before water gets to reservoir.

9. Update Website: changes needed

Assignment: Carolyn will talk with Krystle; GR will talk with contractor.

10. Back-Flow Inspectors’ Rates: The Board decided to email names of licensed cross-connection inspectors to members, rather than coordinating hiring of one contractor for all lot owners who have back flow preventers needing inspection.

Assignment: Carolyn to talk with Krystle

11. No other business

12. Next Board Meeting: August 9; Dahlgren residence; 7 pm

13. Meeting adjourned.

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