

LOST RIVER AIRPORT ASSOCIATION

BOARD MEETING MINUTES FOR 02/19/2017

Attendees: Larry Wall, Jim Brousseau, Chris Schneider, Ron Suter, Eric Parker, Michael Easter, Doug Simpson, Jerry Daniels, Kevin Piasecki

Absent: Micki Thomas,

Called to order: 8:33AM.

Quorum: A quorum was present.

Prior Meeting minutes: The meeting minutes for January were approved.

Financial Reports

1. Bank balance on 02/17/16: \$272,140.
2. Rebates were given on water, however there were adjustments needed for extra meters and overpayments.
3. Computer will be given to Chris to perform the bookkeeping. Chris will work with Paula to get everything up to date.
4. Forest Service Lease has expired. All we need is an email to renew the lease and there is no changes. The lease covers the NW part of Harris road and the West end of the runway. Larry will follow-up with the correspondence.
5. Lien on foreclosed lot is not valid. We will remove the lien at cost of \$150.
6. Board voted on property with past due water lien will be foreclosed on. We can go back three years on amounts due. Financial policy will be updated. Research need to be done whether the homestead exemption applies.
7. Road swap is still not finalized with the county.
8. Water tax was much less than expected. In the future, we won't have the capital expenditure to deduct next year. Further research needs to be done to figure out how to pay for the tax in the dues. When someone buys a water right, tax needs to be added to cost of the water right.
9. Budget. When budget is done for 2018, we will need to adjust for overages.

Old Business:

Water meter reading training: Radios need to be activated on the meters. We won't be able to activate the meters until the snow has melted. A few meters have been dug out to be shown how to activate the radios.

Water System Operator – Doug Hale was approved as the candidate. The monthly fee is \$650 per month. Ron will ask if mileage is included.

Legal guidelines for property disclosure:

New Business:

Frozen pipes: We have some properties with frozen pipes. Temporary solutions have been put into place. One owner elected not to fix the issue now due to concerns that greater problems would occur. The association should be responsible for costs on the association side of the meter. Homeowners are responsible for expenses on the homeowner side of the meter. The strategic project should be to mitigate future problems with susceptible problems. (i.e 1-1/2 in. line on Mink Rd.)

Annual Meeting: Start communication and planning for annual meeting. Larry to send out a draft template to the board to review at the March meeting.

Current/New Board members: Ron put together a list of the current and expiring dates. Several members are retiring this year (Larry, Ron, Doug, Kevin, and possibly Micki) and those spots need to be filled.

Committee Reports:

Airstrip: Working on overrun area/letter. Writing up job description for the airport manager. The lease for the airport will be signed by Eric.

Access: Plowing is spot on. Jerry is monitoring the amount of plowing that is being done. Some road maintenance needs to be done.

Architecture: No report.

Water System: No report

Water Policy: Need to get meters working to determine if excess water use merits penalties. Jerry recommends mentioning excess water fees at annual meeting.

Recycling/Garbage: No report

Communication:

1. Random inquiries about proof of water rights and inquiries about buying water rights.

Good of the order:

Next Meeting: March 19, 2017

Meeting Adjourned: 10:02AM