



## BOARD MEETING MINUTES

March 17, 2019

- **Roll Call**

Attendee	Present	Absent (excused)	Absent (unexcused)
Kevin Piasecki	x		
Ron Suter	x		
Laura Larson	x		
Jim Brousseau	x		
CB Thomas	x		
Chris Schneider	x		
Jef Rettmann	x		
Aaron Sanday	x		
Michael Easter	x		
Eric Parker			x

- **Call to Order 8:03 a.m.**
- **Approve January 2019 Board Meeting Minutes, February 2019 Board Meeting Minutes, February 2019 Executive Session Minutes, and March 2019 Special Executive Session Minutes** – Jan. minutes approved; Feb. minutes approved; Feb. executive session minutes approved; March special meeting minutes approved
- **Financial Report: Review P&L – CB**
  - Total cash: \$147,758. Total amount in checking: \$222,758. (CB has created two new accounts: general reserve, which holds \$25,000, and water reserve, which holds \$50,000.)
  - Total accounts receivable: \$87,933, most of which is current (due March 31). Most significant change since last board meeting is that one member covered their outstanding 2018 dues, including late fees. Only one outstanding payment from 2018 remains.
  - Main significant payment from last month was for property taxes. Permit invoice from Forest Service will arrive soon.
  - Over on 2019 legal budget.
- **Old Business**
  - Water System: Pipe Freezing – Ron and Kevin

- There have been multiple water interruptions due to pipes freezing in the Association, from about mid-February through the first weekend of March. Twelve homes have had their water interrupted, four of which are occupied by full-time residents; two of these interruptions originated on the member's service line, rest on LRAA side. One was due to a water main freeze in Misty Circle.
- We do not yet know exactly why these freezes occurred. The main questions are: Can we prevent this in the future? Why did so many freezes happen this year and not in the past two years?
- Toby has investigated cause/origin of each water interruption. No member will be charged for this service; LRAA will pay for it.
- Toby was able to get water to three of the homes via a temporary fix, with priority going to full-time residents. However, he couldn't get water to Annie's home. Members have been very happy with his responsiveness and his work.
- Moving forward, Board will work on a better line of communication for when freezes occur—a water interruption procedure. Will also mark meter locations for winter.
- One possible solution: Increase insulation on top of water meters in the form of a 4-inch Styrofoam plug that would go on top the 2-inch insulating disk already in place. If we purchase these insulating disks, cost would be about \$6,500.
  - *Vote: All in favor. Will move forward with this purchase.*
  - Ron and Walt will install them (no installation fee).
  - Jim to determine if he can get a better deal on the disks.
  - Board will tell members that if they access their meters, they should make sure to push both the meter and these disks back down.
- Operational Reserve – All
  - Proposal is to allocate the following amounts:
    - \$25,000 into general reserve (approved by membership in 2011)
    - \$50,000 into water fund reserve (approved by membership in 2011)
    - \$20,000 into legal fund (will sunset in 2021)
    - \$20,000 into runway capital improvement project (will sunset in 2025; for regrading)
    - \$10,000 into roads capital improvement (for grading and widening)
    - \$1,500 for website improvement (one-time expenditure)
    - \$20,000 into frozen pipe fund
    - \$10,000 for Littel water project (to be used in 2019; next phase of re-burying of water mains)
  - Would leave LRAA with about \$28,000 in checking. Plan is to retain these funds since there are too many unknowns at the moment, especially with the recent water system issues.
  - These funds should help Board with long-term planning and more extensive/comprehensive, multiyear projects. Doesn't mean LRAA Board will spend all of this money, but it has been set aside to cover possible expenses.

- Drawing from contingency funds could offset dues increases or levying of special assessments going forward.
- How to present this to membership in accordance with Bylaws? Board needs to be able to explain movement of money into these funds—the *why* of these projects: In other words, what’s the plan? Will attempt to do this at annual meeting.
- 2020 Budget – All
  - CB and Kevin have adjusted the 2020 budget per the February 2019 Board meeting:
    - Dust abatement removed from access budget
    - Funds added to access budget for road maintenance and grading
    - Airstrip budget reduced
    - Legal and business manager reduced from proposed amounts
  - These changes would mean member dues would not increase for 2020. Water would go up \$13.
  - OK to give Toby additional 5 percent for plowing of north runway (to accommodate access members)? Would mean a \$1,425 increase in his annual contract. Already have enough budgeted for snowplowing for 2019 and 2020. Board will update/amend his contract.
  - *Vote on 2020 budget: Approved.*
- Access: Dust Abatement – Jim
  - Jim called Cascade Concrete to get an estimate for dust abatement on the perimeter road: They quoted him \$10,000 plus tax for the loop, which is 50 percent less than what Palm had quoted. Unclear if they would use our water or bring their own.
  - Would need to do it three years in a row for it to be effective. Could greatly reduce road maintenance for the perimeter road.
  - Doesn’t make sense to move forward with a dust abatement plan before Association is able to assess road-width situation. (Road widening should happen before dust abatement.) Board will look more deeply into the county’s road-width rules and recommendations and how they may or may not apply to the Association roads. Once snow melts, will determine if/where LRAA roads are not wide enough.
- Legal Updates – Ron
  - *Board enters into executive session.*
- May Membership Meeting – Kevin
  - Jef will reach out to Kevin about postcard creation and overall messaging.
  - Jef will work with Cheryl to get necessary documents on website.
  - Board will divvy up BBQ to-do list during April meeting.
  - Jim will not be attending annual meeting—his daughter is getting married that weekend. He will create access and safety/environment reports in advance of the meeting that someone can read. He is willing to run for reelection.
- Solar – Michael

- In order to have community solar, it needs to be *community* solar; not good enough for Association to do solar for its own operations—needs to include at least a small percentage of member households.
- Where would we like to place these solar arrays?
- Will discuss further during next meeting.

- **Committee Reports**

- Airstrip: Eric not on call.
- Access: No additional updates.
- Communications:
  - Jef expects website update will be completed before membership meeting—he and Cheryl have mapped it out.
  - The website still features content regarding the old lien policy, which no longer applies. Between now and whenever LRAA resolves this status question, should Jef and Cheryl leave that language as is, remove that content, or revise the language?
    - Recommendation is to remove that content until LRAA has agreed on an approach.
- Water System: No additional updates.
- Water Policy:
  - Jim has sorted a year's worth of meter readings so we can see monthly water use by household/member. Our members' use of water breaks down into three main user categories: above 10,000 cubic feet/month (generally in the summer months, suggesting garden watering), between 5,000 and 10,000 cubic feet/month, and at or below 2,000 cubic feet/month.
  - In order to meet the water-use efficiency goals LRAA has committed to, we will eventually need to implement a water-use fee structure that encourages conservation of water, similar to what other municipalities have in place.
  - A proposed fee structure won't be ready by the May meeting. The Post-Implementation Water Meter Committee needs to regroup and consider the data before recommending a fee structure to the Board.
- Recycle: No updates.
- Safety and Environment: No updates.

- **Good of Order**
- **Next Meeting April 21, 2019**
- **Adjourn 9:20 a.m.**