

UNION HILL WATER ASSOCIATION
5020 236th Ave. NE
REDMOND, WASHINGTON 98053

Board of Trustees Meeting

April 9, 2024

President Al Spencer called the meeting to order at 5:30 pm. Board members, Steve Sergev, Jim Kleppe and Rick Hardesty were in attendance. Board Member Colby Caywood was excused. General Manager Teresa Fowlkes was also in attendance.

Minutes of Previous Meeting

The minutes from the March 12, 2024, meeting were reviewed and accepted as presented.

New Agenda Items

There were none.

Member Comments/Requests

There were none.

Executive Session

Rick Hardesty moved to go into Executive Session. Steve Sergev seconded. Approved
Jim Kleppe moved to exit Executive Session. Steve Sergev seconded. Approved

Manager Report

- Action Items – There have been no further updates on the action items listed below.
- Well 3 – During reviews of the historical files on Well 3 the validity of the water rights came into question. Legal Counsel, Rick Aramburu, is researching.
- Office Repair – The office repair is complete.
- Comp Plan Update – The Association was granted an extension to our existing comp plan to July 2, 2025. An update takes approximately 18 months to complete. RH2 provided a preliminary scope of work for the update and the cost falls within the current budget for this task.
- Leak Detection – Leak detection, budgeted to be completed over a 5 year period, will begin on May 6, 2024.

Discussion

- a. Lead and Copper – The list of service lines that need further investigation is complete. Office Manager, Sheila Miller, will be reaching out via email to see if any of the homeowners have records of what their lines are made of. Response to this inquiry will determine how many service lines the Association will have to investigate. The cost for the investigation could run as much as \$40,000. Jim Kleppe moved to approve the cost of the lead service line assessment of \$40,000 even though it will exceed budget. Rick Hardesty Seconded. Approved

- b. ShakeAlert – RH2's Scope of Work for this task is being reviewed within their office and will be sent to the Association shortly.

Financial Report

Financial comparisons were sent to the Board for review.

Old Business

There was none.

New Business

There was none.

Action Item Review

Earthquake Preparedness
Superseding Permit – Dept of Ecology
King County Franchise Agreement
King County Ordinance 18403 (ROW Rent)
Redmond Road – 106th Phase II

The meeting was adjourned at 6:27 pm.

Steve Sergev Secretary/Treasurer

Date _____