

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

Board of Trustees Meeting

June 10, 2025

President Al Spencer called the meeting to order at 5:31 pm. Board members Colby Caywood, Steve Sergev, Jim Kleppe, and Rick Hardesty were in attendance. General Manager Teresa Fowlkes was also in attendance.

Minutes of Previous Meeting

The minutes from the May 13, 2025 meeting were reviewed and accepted as amended.

New Agenda Items

There were none.

Member Comments/Requests

There were none.

Manager Report

- Emails for Board of Trustees – Emails can be set up for Trustees. Attorney, Rick Aramburu, feels that keeping Association and personal email separate is a good idea. This could be set up easily for \$30 per month. The email would be handled through the browser not downloaded onto personal computers.
- Zoom – Question concerning how the Board could handle executive sessions when members attend meetings. There is a way to put meeting participants on hold with Zoom.
- Posting Additional Information on the website – Information has been gathered about posting policies and financials on the Association website. General Manager Teresa Fowlkes looked into how neighboring purveyors handle this information. One of the purveyors' posts policies, the other does not. They do not post policy because of concerns that it presents an opportunity for misunderstanding and conflict. Their policy is available upon request. Rick Aramburu, Association legal counsel, is a supporter of public disclosure. Would need to establish a procedure to make sure there are no out-of-date provisions. Annual financials for cities and districts are available through the state auditor, so they do not need to be posted.
- Redmond/Road 106th Phase II – Installation of the water main began on June 9th.
- Well 3 – RH2 is working on setting up a pre-application meeting with King County.
- Shake-Alert – The needed conversion on the valve for the 850,000-gallon reservoir at South has been completed. RH2 is working on completing the installation drawings.
- Newsletter – May/June newsletter was emailed to most members. Only about 137 newsletters needed to be mailed.

Discussion

- a. South Reservoir Replacement – RH2 estimates approximately \$5 – \$10K for the grant application for FEMA. Once the preapplication is completed and approved, the general application can be started. The general application requirements are an approved Comprehensive Plan (update in progress), Structural Analysis (2022), estimated costs and a Hazard Mitigation Plan. Currently, these grants are for 75% of the costs, with a 12.5% match, from both the State and the Association. Using the OPPC conservative estimate and ENR's Construction Cost Index Adjustment, the Association match would be in the range of \$320,000. The Board of Trustees authorized moving forward with the application process.

Financial Report

Financial comparisons were sent to the Board for review.

Proposed Discussion Items

There were none.

Action Item Review

Earthquake Preparedness

The meeting was adjourned at 6:06 pm.

Steve Sergev Secretary/Treasurer

Date _____