

MINUTES OF BOARD MEETING JANUARY 24, 2022

CALL TO ORDER. Blake Johnson called the telephonic meeting to order at 6:10. Present were Molly Manning, Jim Cole, Sue Roy, and Dan Novinski.

APPROVAL OF MINUTES. Blake moved, Sue seconded and the Board voted 4-0 to approve the minutes of the Board Meeting of November 4, 2021.

ANNOUNCEMENT OF NEW OWNERS. Blake advised that Jay Weidner and Megan Williams are the new owners of Lot #427. Lot # 427 was put in as a "retracement" lot, so the exact location can be defined later. William Steck is the new owner of Lot #410.

WELL DRILLING SITES AND TREE WORK. Blake provided a brief update: Dennison has finished the tree work for the sites, and the HOA has paid Dennison.. Discussion ensued about collecting the money from the two well groups to reimburse the HOA . The number of participating members in the total build is needed prior to proration of the costs.

APPROVAL OF DEVIATION REQUEST FOR LOT #217. Lot #217 was not part of the initial wastewater plan and COSA. MaryAnn Rotondi and John Heus are working with Hydrometrics to prepare their request to the DEQ for a deviation from the initial wastewater plan to allow lot #217 to hook up to drainfield A. A revised COSA will also be prepared. Payment by MaryAnn and John for the hookup will be prorated to all HOA members, as all members paid for the drainfields. Dan moved, Sue seconded, and the Board voted 4-0 to approve the request.

BILLING AND PAYMENT TO ADVANCE SEPTIC FOR YEARLY REPAIRS. Advance Septic does an annual inspection of the septic tanks and systems. The HOA pays for the inspection and individual members are responsible for any individual repairs. Advance Septic bills the HOA for several individual costs; individual members reimburse the HOA. Molly reports that two reimbursements have not been received. Sue volunteered to check on these two.

DISCUSSION OF WELL GROUPS COLLECTING MONEY AND ACCOUNTING. The members could follow the process used with Advance Septic but with more detail. Designated members for each well group could collect the amount owed, send the checks to Molly and be responsible for the accounting. For well group #4, Mike Cobb has volunteered to do the accounting and reporting to the well group and Sue has volunteered to collect the money from participating members.

DISCUSSION OF THE PROPOSAL OF HYDROMETRICS AND QUESTIONS TO POSE FOR A MEETING. Blake advised that after the DEQ reviews and approves the water quality and quantity from the wells, the HOA has three years to complete the build out. The schedule in the Hydrometrics Plan, for construction this summer, was intended only to show that a schedule is needed for the DEQ. The differences between the well groups (15 grandfathered on well group # 5/9 and 2, on well group #4) result in different dynamics going forward. Depending on how many participate, it may be necessary for a partial build on 5 and 9; e.g. drill one of the wells

and build $\frac{1}{3}$ the storage. Another idea is to allow some members to participate in the initial build but not connect to the well until later. The Well Water Agreement could be revised to include three groups: (1) participating members, (2) non-participating members and (3) participating but non-consuming members. Drilling the wells allows the well group to apply for water rights as soon as the DEQ approval is secured.

All questions and concerns regarding the Hydrometrics Plan and cost estimates are welcomed by Hydrometrics, which can assist with options. Blake has passed on several questions already, such as the need for a generator, and received answers quickly. A telephonic meeting with Hydrometrics will be set up, perhaps for the 2nd or 3rd week of February. Members are welcome to participate. Molly volunteered to set up a Google Doc so that all members can see questions and answers.

THE LOT DEVELOPMENT POLICY. A prospective buyer of Unit #428, which has a deck on the side of the house, inquired about building a deck on the front of the house. The Board will continue to discuss the need for a development policy and the parameters of one and will discuss development issues with the County.

DOCK DESIGN. Jim has met with two engineering firms at the lake to discuss issues and designs and is getting bids.

ADJOURNMENT. Dan moved, Molly seconded and the Board voted to adjourn at 7:25 p.m.