

AIA Annual Membership Meeting – 2/23/23

PUD Building, Okanogan, WA

Present: Matt Marsh, Chad Andreas, James Balken, Cathy Cannon, Steve Taylor, Sandi Beasley

Call to Order:

Meeting was called to order by Matt Marsh at 6:00 PM.

Board Members:

Board Members introduced. Members represent Aston Estates and Sand Flats.

Treasurer's Report:

No overhead projector was available at the last minute. Will have the full report available on the website under Important Links.

On the top of the page is the 2022 Year to Date Roll Up, used for tax purposes.

There is also a per line for each expense. Any questions, contact James.

2022 overall was a good year. Less planned maintenance. Cooler year with less water usage. Overall decrease but for the water lease. Increase in water lease due to Dept of Ecology (DOE) and consultant costs. There was an excess of \$8,300 which was moved to future capital development.

2023 will see a 3% increase due to PUD 3% increase. For an average \$330.00 af + 3% = \$339.90 = \$9.90 yearly increase divided 6 months of usage = \$1.65 per month.

Motion to accept Treasurer's report by Tom Berschauer. Seconded by Jerimiah Price. Vote was unanimous to accept.

System Maintenance.

Matt Marsh for Brad Armstrong, Manager OID (called away at the last minute). OID performs the day-to-day management of system. They are on call 24/7. System is checked 2 times a day. Sand Separator is checked once a day. For 2022 cost was \$5768. 117 hours, monthly billing. OID trouble shoots issues, fixes small to large break. If issue is too big they will communicate with the AIA Board to determine if we'll do the work to save costs or it's too big and will need to contract out for repair. VFD was replaced.

If there is an issue call OID 509-526-1250.

Water System Manager Report:

Chad Andreas: Sand separator has been installed. The new pump should arrive at any time. Working on an efficiency rebate with purchase of new pump. Working on small projects. Float will be put into the river 4/7/23.

AIA performs any work that we can to save on costs, such as installing the float into the river. 95% of the work is the day-to-day checking. There is no list for volunteers, any volunteers are more internal word of mouth.

Meter reading will be performed by OID monthly.

Leased Water:

Leased water is through OTID. This is uninterruptable and is a better water right. Water is available for sale (once approved by DOE) at increments of .2 af, .(example .2 af, .4 af, .6 af, etc.) at the same rate as the existing rate. .2 af is approximately \$60.00-year, 65,170 gallons x 4 consumptive rate = 260,681 gallons run through the meter. This lease is a renewable lease.

Website:

Have heard site was not working, found some maintenance was needed. Website does provide good interface for members, billing, meter reading, importance dates, status changes.

Website does have email, can submit questions via website.

System:

Start-up is 4/15 and shut down is 10/15. Float will be put into the river 4/7, 9 A.M. Will start up system and charge the lines 4/7 – 4/14. Homeowners need to keep their system shut off while system is charging.

Will be asking escrow to give AIA new owner information for new Water User's Agreement.

Board asks that members keep their meter area clean.

Member Water User's Agreement.

Sandi Beasley: if anyone knows of a new homeowner, please let the Board know and we will contact them for an updated Water User's Agreement.

Steve Taylor: payment is due 4/15 and is late by 5/15. Can make payment on the website. If you have an issue with payment, call the Board to make arrangements. There is an assessment to contact to water and a disconnect fee.

Nominations:

Chad Andreas, Vice President: asked if anyone felt there would be a conflict of interest with him working for OID and being on the Board. Audience and Board– unanimous no.

Positions vacant: Matt Marsh/President, James Balken/Treasure – Cathy Cannon came onto AIA Board 3/22 and has been working with James and will take over the treasurer position.

New Board will elect nominees to vacant positions, positions are for 3 years.

Shannon Johnson. Motion to accept by Matt March. Seconded by Hal Record. Vote was unanimous to accept.

Jeremiah Price. Motion to accept by Steve Taylor. Seconded by Michael Cannon. Vote was unanimous to accept.

Adjourn:

Motion to adjourn at 7:15 by Tom Berschauer. Seconded by Debbie Peters. Vote was unanimous to accept.