

**APRIL 30, 2016  
GENERAL MEETING**

The meeting was called to order by president, Dick Knutzen at 11:05 AM at the pool house. There were 22 properties represented and 9 proxies. This constituted a quorum to hold a meeting.

Marilyn Laubach, secretary, presented the minutes from the 2015 general meeting. Doug Otjen made a motion to approve the minutes with Elisa Davidson providing the second. The minutes were approved as presented.

Deonne Lindley, treasurer, presented the financial report for the association. There were copies of the budget for review. She stated in a normal year it takes about \$15,000 to run HIEA. Income for a year is about \$30,000. Monies above the expenses is used to help pay down the USDA loan for the water system improvement, provide a reserve fund as required by the USDA loan, and to cover unexpected expenses should they arise.

President, Dick Knutzen started off his report by giving some history to how we came to the point of needing the water system upgrade and the pool repair. He introduced the current board members with a brief comment about each. He also mentioned Dave McQuiston-Fall has taken the position of overseeing the water system with the help of other property owners. Tom Walker, Dave Asselstine, Jon Hunter and Dick Knutzen have been working with the contractor on installation of the metering and other parts of the water system. At present the community uses about 3.5 million gallons of water per year. We are moving toward an excellent quality water system when completed. The engineer, Ken Martig will be able to increase the number of services to 80 when completed. The bid on the metering etc which the board approved came in about \$15,000 to \$20,000 below other contractors. Thus a good savings for HIEA.

Dave Asselstine gave the report on the status of the pool repair. He stated that it became imperative to close the pool because it was becoming too costly to operate due to the leakage of water, heat and chemicals. A committee looked into various types of repair, replacement or other means of correcting the situation. After much investigation it was decided to go with a fiberglass repair process for the entire pool. It will be easier to maintain. The entire pool deck will also be replaced at this time. Ken's Pool in Lakewood with the lowest bid was selected to do the work. It is hoped the work will begin in June of this year with a possible opening later this summer. Member Rick Nelson suggested using a coloring agent in the deck cement to tone down the brightness of the cement. Dave Asselstine will be checking with the contractor on this. A preformed coping was deemed too expensive, so Dave is working with Ken's Pool to work out a solution for the edging of the pool. The bottom configuration of the pool will remain the same. A discussion was held as to how the costs of about \$80,000 for the repairs will be paid for by HIEA. With monies from dues, reimbursement from the monies HIEA receives as payment from the loan on the water system and payment from an outstanding settlement with the Kirkpatrick property will leave us about \$15,000 short to cover the costs. The options of a small assessment to the property owners or a line of credit loan from Heritage Bank to be paid back by yearly dues in about a year were given for financing the shortfall. Rick Nelson made a motion to have a one time assessment of up to \$400 due sometime in September 2016. Nancy Papineau gave the second. The motion was passed. It was mentioned there

is \$3,150 in an account that was formed from voluntary donations. It was suggested the possibility of using this money to improve the clubhouse such as replacing the flooring which is over 45 years old. Paint and extra cleaning could be included.

The pool work party is May 28 and possibly another date when the pool work is completed to celebrate the completion of the pool.

Rick Nelson expressed his thanks for all the work of the volunteers that serve as board members as well as those who have helped with the water system and pool work.

Board member positions that were ending this year were Dave Asselstine, Marilyn Laubach and Deonne Lindley. By unanimous consensus all three members were elected for a 3 year term.

The next general meeting will be April 29, 2017.

Dick Knutzen made the announcement that an air gap valve is needed at the house of each water user that is lower than the main line to prevent a back flow contamination of the water system. The valve is only about \$5. Any questions can be directed to Dave McQuiston-Fall or Dick Knutzen.

Doug Otjen made a motion to adjourn and Rex Davis provided the second. Motion carried.

Respectfully submitted

Marilyn Laubach, secretary