

WELCHES WATER COMPANY

Board Meeting Minutes

Hoodland Senior Center & Virtual Meeting via Google Meet 7:00 P.M. January 24, 2024

CALL TO ORDER: Doug Dickey called the meeting to order at 7:00 p.m.

ROLL CALL: Board Members: Doug Dickey, Maggie Skenderian, Patrick Green, Randy Stephens, Ray Miller, Libby Korach, Lucas Moore

Contractors: Brenda Hatter – Badger Creek Bookkeeping. Absent: Jeremy Tower – NW Water Systems. Guests: Jim McWhinney, Sue Ellen White, Pat Buckley, Jaye Miller

APPROVAL OF MINUTES: Motion for Board Meeting minutes from last meeting be approved. Maggie seconded. Motion passed with no nays.

TREASURER'S REPORT: Brenda advised the financial statements sent to the Board today are for December 31, 2023, end of our second quarter, and we have at the end of December a net ordinary operating income of \$23,274.99. That is before some interesting income of \$90.60 and the engineering and surveying expenses related to the water tanks that we are having installed and that right now is sitting at \$10,032.93. In our operating bank account we have at Clackamas County bank (which we are phasing out) there is a balance of \$2,831.87. The money market account we have at the Clackamas County Bank is \$68,072.03. We are using the OnPoint Credit Union for our operating bank now and that has a balance at the end of December of \$26,987.39, and the money market there is \$1,470.15. With OnPoint Bank, we are able to do Mobile deposit and that's how we are also able to do our web payments. As far as accounts receivable, at the end of December, before we did our January 1 billing, we had a net receivable of \$6,671.85. There were 23 accounts that are carrying credit balances. There are also 23 accounts on the list, excluding the usage only accounts (where we don't bill it if it's a really small amount), that are greater than 60 days. That also consisted of two accounts that were shut off for non-payment of account and they made up about \$2500 of that \$6,000 between the two of them. One of those has subsequently has been collected as of last week and the money has been deposited and the water turned back on. We read the meters January 1 and the revenue we generated from usage was \$2,837.78. Clackamas County Bank account will be closed once automatic bill pays for PGE and such are transitioned.

WATER OPERATOR'S REPORT: Jeremy was absent but Doug reported speaking with him and Jeremy noting water quality is exceptional. We just got our final bill from Columbia Laboratories for all of 2023 that we just signed tonight and all the testing from the lab has come out pretty clean every single time. We are doing well on the water quality side. The tanks are still full even though we've had quite a few leaks in the community. We are up to six houses right now where Jeremy had to actively go and shut off because of visual water leaks. We will know more as people return to their houses after the recent freeze. Any further leaks will be detected at the

next quarter read, which is end of March. In regards to electrical outages, chlorination is the only electrical need as water is gravity fed. Recent visit from OHA led to no further concerns.

UPDATE ON LOAN FOR TANKS AND GENERATOR: Doug and Maggie are considering the possibility of the Board hiring a Project Manager to take the lead on the list of requirements for a government loan. Maggie suggested a separate committee meeting to plan.

MASTER PLAN: Randy advised he will check in with Ray soon to discuss further.

WEBSITE: Doug advised there is now an option for people to pay their bills without having to go through the process of creating an actual account so all one needs is the bill and the service account. All you have to do is type in the amount and what your service address is, and then pay via credit card or check. Autopay will require an account be made. Maggie suggested someone else should step up to assist Doug with the website.

METER READING AND WATER RATES: We had a situation where a member had a car parked over a meter for a long period of time which became problematic when an issue arose. Moving forward, our meter reader will take note of inaccessible meters so we can deal with those issues immediately.

UPDATE ON RULES AND REGULATIONS: Updated Rules and Regulations are posted on the WWC Website. Doug noted we may need to discuss an amendment concerning members who may possibly cut off locks to turn water back on when shutoff due to nonpayment occurs. Ray noted an amendment may be necessary for members ensuring their meter is accessible as well.

NEW METER READING SYSTEM/FUNDING: Maggie advised she was looking into remote meter reading, and needs to meet with Jeremy to discuss.

BOARD RECRUITMENT: Maggie noted 2 Board Members' terms will be up and we need to continue working on recruiting. If anyone might be interested, they can reach out to Maggie. Need to work on reaching out to all members soon to encourage those who may be interested.

OLD BUSINESS: Maggie reiterated a desire for the Board to send out quarterly emails noting seasonal issues and the care of pipes, etc. Sue Ellen advised she would be interested in assisting with such.

NEW BUSINESS: We now have an emergency text message option that is available. Automatically the folks that have been paying online have the option to opt in for the emergency text message.

MEETING ADJOURNED: Lucas motioned for meeting to be adjourned. Maggie seconded. Meeting adjourned at 7:45PM.