

Regular Meeting

Hauser Lake Fire Station

February 7, 2023

The regular meeting of the Board of Directors of the Hauser Lake Water Association was called to order at 7:02 p.m. by Joe Wachter. Board members Joe Wachter, Chet Wachsmuth, James Lewis, Don Evans, and Mike Pauckert were present. Troy Manthey was not present. Employees Terry Leigh, and Kaitlyn Scarborough were present. Also present were Larry Simms, Lynn Childress, and Crystal Musselman.

Minutes

Joe moved to approve the minutes from the January regular meeting as received. Don seconded the motion and it carried.

Treasury Report/Bills

1. Bills/banking- Kaitlyn went over the itemized bill list. All checks were signed by both James and Joe. Joe motioned to accept the bills, and Don seconded. All approved.
2. End of the Year Taxes:

-Engagement letter- Kaitlyn brought the engagement letter for the Board to approve and sign at the meeting so that Chris, HLWA Attorney, may complete HLWA’s End of Year Taxes.

-Kaitlyn states that there is still nothing to report yet but wanted to let the board know that she is currently working this Chris, HLWA Attorney, and she will keep the board updated as she goes.

From the Floor

Crystal Musselman and Lynn Childress presented to the Board that their water pressure is low. The fire hydrants for that neighborhood have been evaluated, tested and approved by the Hauser Lake Fire Station. Terry Leigh will work with Lynn and Crystal to identify why their water pressure is low. To be continued.

Investments-

Don further reviewed the investments with the Board discussing possible future investment avenues. Don will retrieve the exact number to be reviewed and approved by the Board member in an email. Mike motioned to move forward with the Raymond James Investments, Joe seconded, all approved. To be continued.

R&H 1ST Addition Punchlist, O&M Manual Approval

Don previously sent the Punchlist and O&Ms out to Big Sky. Currently waiting to hear back, Don will follow up again.

Generator Warranties(2), (include extended in punch list) Maintenance Agreements(2)

Jeff Wallace, 509-821-1026, received the necessary documents from the HLWA to proceed. Jeff states that he will follow up in April 2023 to discuss the next steps.

Operators Report

Terry stated that all is well. There will be a maintenance shut-off coming up but will keep the Board updated on such an occurrence. Otherwise, no frozen pumps, leaks, or current issues to report. Terry will keep us updated at the next meeting on how it went.

Old Business- Action

1. RHL Reimbursements- Strata, Edwards Engineering, and/or contractors or others to be invoiced to Big Sky (Timbered Ridge) and not to exceed $15,000… Kaitlyn will gather invoices for any payments to be sent to Big Sky. Don volunteered to help go through payments. Kaitlyn has scanned in the year’s transactions to review. To be continued.
2. Mailbox- Carl finished putting together the mailbox that is functional for the Board as well as Alpine Bark. Terry moved the mailbox to its new location at the 8462 N Cloverleaf location. Terry will get reapproval from the Post Office to have mail delivered. To be continued.
3. Big Sky Bond- waiting to hear back from Big Sky- on hold.
4. Don and Katie to Update Bylaws for Review- Katie and Don presented paper copies of the edits for review and emailed the Board with the edits as well for final review.

New Business- Action

1. ARPA Grant- the ARPA Grant is still in motion. Terry and Kaitlyn are working with Welch-Comer to get them the necessary documentation to proceed.
2. Update Term Sheet for 2nd Addition for the Ridge at Hauser- Don volunteered to help put together and update the term sheet for the Board to review before sending it out.
3. Kootenai County Property Taxes- Chet has volunteered to file the necessary paperwork with Kootenai County Assessor once Katie has provided the needed information. To be continued.

Adjournment

Joe moved to adjourn the meeting at 8:50 p.m. Don seconded the motion and it carried.

Respectfully Submitted:

Attest:

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Terry Leigh, Operator Joe Wachter, Vice President

Kaitlyn Scarborough, Secretary-Treasurer

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Chester Wachsmuth, President