

Minutes

Woodlea Irrigation and Water Delivery District No. 2 Board of Trustees

Monday, October 6, 2014

Near Seventh Day Adventist Church

7th Avenue and Turney

In attendance: IWDD Board Members Frances Sjoberg, Paul Norton, David Edgington, Karen Grimwood;
Community members Dianne Kleber, Terry Kleber; Irrigator Steven Coles

1. The meeting was called to order at 7 P.M.
2. The minutes from the June 30, 2014 meeting were approved.
3. Paul Norton provided an infrastructure report. He stated that the 15th Avenue and Glenrosa repair needs to be done, and that the current estimate is lower than the earlier ProPipe estimate. David wanted to know why it is lower. The previous repair estimate was to repair an entire length of pipe, and that may not be necessary. Premier's estimate is to replace the "T" under the sidewalk. This requires a permit and perhaps flagging by the city, which will be added to the estimated cost. Frances indicated that Premiere had viewed a scope of the pipe and the company has been reliable thus far in properly repairing and warranting their work. This has been a long-term leak, and we want to replace it before a new board takes over. Frances indicated that we can afford the repair and assess whether additional work needs to be done once it is made. If we do it before the last irrigation, we'll know if it works. The Board and Steven Coles agreed that we've taken care of so many small repairs (gates, valves, etc.) that the system is definitely getting better. Dianne reported that the pipe at 15th Avenue and Glenrosa is still leaking after a repair. Paul said he would check with Premiere, as that repair should be under warranty.

Steven Coles will check on adding 4 more hours to our irrigation window and will email Frances on costs. The irrigator feels that the infrastructure is much better, and Steven Coles agrees.

Steven Coles reported that there was extra water in the pipes prior to our run, but SRP rules negate our taking that water. There was discussion that the District should only take water allotted to it. If we need additional water, we should increase the ordered time. David and Steven Coles indicated that they would contact SRP to inquire as to whether available water left in the pipes could rightfully be used by the District. If SRP gives us permission to use the water, we will do so.

Steven Coles indicated that the cost of 4 hours of water is \$12.45. We also need to pay the irrigators more for the extra hours or they take a loss. An extra 4 hours would cost about

\$100.00. Terry asked if we need to assess and decide whether to add more hours, and Steven explained that we can ask for extra hours as we need them. If we order ahead, we have to pay. He also explained that if there is more than 4 inches of rain (a RARE occurrence), irrigation is automatically canceled by SRP.

We discussed the fees for irrigation. The money from the tax assessment supports repair of infrastructure. The homeowner fee pays for irrigation services, so we need a set amount that we pay the irrigators so we know what the individual homeowners need to pay. If we pay the irrigators based on an hourly rate, people might be concerned that they are not working "fast enough." Steven and David noted that it has been 10 years since the last increase. Frances proposed that we increase the fee for next year; for example, we would pay \$1000 for up to 44 hours of irrigation service. Above 44 hours, we would have something that triggers payment. Steven Coles will send a draft of the proposal which would take effect next February. There was consensus that this Board should put the new proposal into effect so the next Board would know how to set the fee. We have two irrigations remaining: October 30 and the last irrigation, November 27. Overall, the irrigators are pleased with the repairs that have been made and said that it makes their job much easier.

4. Frances provided a financial report. The balance as of October 6, 2014, was \$16,301.71. Projected irrigator expenses are \$2,700, and we still need to pay for the repair at 15th Avenue and Glenrosa. She anticipated the increase in apportionment would start to bolster the account balance. We've been operating at a loss for the last couple of years at least, but the Board is hopeful that, after the push to thoroughly make repairs, expenses will reduce in the future. The aim is to ensure a cushion in case of emergency.

Steven asked about the grant for repairs, and it was reported that we didn't get that grant and there were no others available for repairs and maintenance at the moment. Frances proposed making full repairs on 15th Avenue and Glenrosa to have it completed before the final irrigation, so we can see if the repair works. Steven pointed out that we might get a financial break if we wait to do the repairs until after the dry-up. Paul indicated that he would discuss timing with Premiere.

5. Elections: there are currently 3 candidates for the Board: Paul Norton, Karen Grimwood and Renee Cooperman. Terry Kleber indicated that he might be interested in running, as well. The mailing deadline for the Notice, for owners only, is October 17. On November 8, we need to appoint the election officials. We discussed using Copper Star Coffee as the voting site, and Karen will check with them to see if they will allow us to use it.
6. Frances informed us that we are authorized to hire support such as legal counsel and administrative support. We need to clean up the Excel database to pass on to the new board. Mail merge has been problematic. Karen moved that we hire someone and Paul seconded the motion. Motion was approved.
7. The meeting was adjourned at 8:15 P.M.