

# Snowcrest Heights Improvement Association (SHIA)

## Board Meeting Minutes; October 18, 2014

### **Attendance:**

#### Board Members:

Glacier (Tract) Lodge (GL) - Kathy Louche (11), Rodney Schaerer (27)

Icehouse Canyon (ICE) –

Manker (M) – Dick Tufts (10), Roger Watford (16)

Private (PVT) – Paul Hannosh (2)

San Antonio Falls (SAF) –

At Large – Robbie Warner (46)

### **Starting Items:**

Quorum is a minimum of five which is met.

Meeting started at 9:27 am by Roger at Robbie's cabin.

Roger has appointed Dick Tufts to replace Dan Boyle who has resigned.

M13 has changed owners:

Matthew Watford continues to perform water system maintenance and operation.

### **Previous Meeting Minutes:**

Minutes of last board meeting are to be reviewed at the next meeting.

### **Treasurer's Report:** Sept 13 – Oct 17, 2014

<\$391.30> (net income) = \$4,495.93 (total income) - \$4,887.23 (total expense)

Total liabilities & equity as of October 17, 2014 is \$99,912.89.

May 18 was the general membership meeting.

Annual assessments were due by August 31; late fees were assessed if not paid on or before the August 31<sup>st</sup> deadline.

90 days after the due date and appropriate notices have been give according to the By Laws the water could be disconnected.

There was board discussion on due dates and late fees along with water shutoff notices and final disposition.

Roger will request an aging and late list from Dave and Maci.

Both the Snowcrest lodge and the Hogen have been shut off.

SHIA is procuring locking water valves for installation at the Snowcrest lodge and the Hogan.

There have been issues with the Mt. Baldy U.S. Postal Service taking over two weeks to deliver mail from Mt. Baldy to Mt. Baldy post office boxes. The board will consider any late fee assessments that may have been a direct result of the post office problem. The board voted to repeal any late fees to Manker 16 due to the post offices late delivery of their payment.

Gregory Rebitz (M17) was given a late notice by Roger, hand delivered roughly two weeks ago.

Robbie moved and Roger seconded to accept the treasurer's report; motion passed.

### **Water Systems Measurements:**

Spring 5 (Iron Gate) current flow is 20-22 gallons per minute, the electric water pump could soon exceed the spring's flow rate. There is a pre tank with level switches to switch off the pump if the tank level gets too low. The pump safeties have not been tested. There are also overheating safety switches on the pump.

Chapman and Minich springs are 5-8 gallons per minute combined.

Manker springs (horizontal and vertical) are diverted to the ski lift due to the arsenic problem. The ski lift is not paying for this water.

SHIA total water usage is at 10-12 gallons per minute. This leaves a reserve flow of 10 gallons per minute.

### **Recent Water System Repairs:**

San Antonio Falls Tract 34 fire box leak discovered during survey by Matthew and Roger. The main valve, service connection, fire valve, and 5 feet of main were replaced. The wooden box still needs to be rebuilt.

Manker 35 had service connection and main valve replaced. Three abandoned service connection valves at this location were removed.

The main valve above tank 1 from Chapman/Minich springs was replaced. A new box needs to be built at this location.

Manker 55, Vincent, needs service connection (54 & 55 combined) replaced.

### **Water Projects:**

Above ground pipes are being placed below ground on an as needed basis.

Manker 34 has 8-10 feet of above ground pipe that needs to be rebuilt and buried.

Several fire boxes need to be rebuilt, insulated, and have their valves replaced as needed.

Winterization is a current priority along with rebuilding fire boxes.

System operator pay. Matthew was initially paid beginner rates and to be reviewed every 6 months. The last pay raise was \$2.00. Current pay is \$14.00 per hour. Roger requested that Matthew be given his \$2.00 pay raise for a pay rate of \$16.00 per hour. Robbie moved and Kathy seconded that Matthew receive his 6 month pay raise of \$2.00. Motion passed.

Jimmy Mack used to monitor the system and Mark would do the repairs. The ski lift will let us use their back hole for a fee. Chapman is used for complete projects as opposed to digging individual holes. Robbie also has a Bob Cat that SHIA may be able to use after he completes some reliability maintenance.

### **Ongoing U.S. F.S. approval projects:**

Robbie contacted the District Ranger who commented that the 1<sup>st</sup> project, the proposed Manker spring arsenic treatment system is still in approval process.

Manker campground pipe, the second project, is 8 feet deep and it is difficult to locate leaks. Several thousands of dollars have been spent on repairs of this section of mainline. Upgrade from a 2 inch line to a 6 inch main line has been proposed. The line will start just below Falls Road and end at Canyon Rim Road. This project is also awaiting approval by the USFS.

SHIA will probably have to wait until spring time to start these projects pending U.S. F.S. approval.

### **Tool Replacement:**

We need a minimum stock of pipe and fittings on hand for emergency repairs. A pipe threader kit and two pipe cutters have been recently purchased to replace the ones that have been missing since Mark F. moved. SHIA also needs a pipe finder. A good quality pipe finder could cost \$1,200 – \$2,000. Roger will investigate and report back to the SHIA board with suggestions.

SHIA has a locked trailer located **near** the upper fire station for **pipe and fitting** storage.  
**Relocation needs to be considered.**

**Treasurer Position:**

Dave and Maci have been doing the finances along with Brian Glick. The book keeping **can be** very time consuming and needs to be a paid position. The treasurer is a volunteer position. Paul will talk to his wife about doing the books and Paul will consider being the SHIA treasurer.

**Secretary Position:**

Robbie moved and Kathy seconded that the board accept Rodney Schaerer as the secretary; motion passed.

**SHIA Website:**

Board agrees for a more formal usage of the SHIA web site. Some board members think the site blog may be worthwhile for board discussion

Meeting ended at 11:35.

Submitted by Rodney Schaerer; SHIA Secretary