

Annual Meeting of the Westside Water Association

Date: Thursday, May 23, 2019

Location: Vashon Havurat

Board members attending: President Pat Call, Vice President Jeff Thurlow, Secretary Amy Cole, Treasurer Richard Perret, At Large Patte Wagner

Total association members needed to achieve a quorum: 58

Association members in attendance:

Association members represented by proxy:

Total association members represented: 72 quorum is achieved

Meeting called to order at 7:02 PM

2018 minutes – Amy

Meeting minutes from 2018 were read and approved.

Treasury report -- Richard

Info about budget and financials, balance sheet etc. are available on website.

About \$13K increase in revenue over last year. We are in a comfortable place financially, bringing us to the question of whether to drop rates. Bottom line is that we should not, details to follow.

\$153K inflows, net I/O inflow \$52K operating net... stayed in roughly same range over the last 2 periods.

Balance sheet around \$15-16K improvement over last year, which is good for some of the CIP plans coming up.

MMB did a financial review and came up with recommendations; we are in a neutral financial position, not too high and not too low.

President's Report -- Pat

Welcome to California. From the water district perspective, it is scary. How is our system doing?

Is the newsletter helpful? (General assent)

Leak detection system is working well.

We think we have enough water for the summer, but we may need to ask you to conserve.

We have a solid 75 GPM capacity, and our storage is sufficient to avoid quickly drawing down under drought conditions.

Leak rate has decreased significantly, from 5 gpm to 1.3 gpm.

We have retained an accountant to assist us in applying correct accounting principles and practices.

We put \$40K into CDs this last year. Laddered so they come due at different times. (Patte)

CIP is much better than it used to be. We will have a lot of pipe to replace in the 2040-2060 time frame that is not currently funded under the current budget plan.

Our focus for this year is looking at replacing main along 119th

Late fees are not trivial. That \$\$ funds 3 things: operation and administration of the org; repair and maintenance; future CIP. That is the reason we need to accrue more now for later expenses. We need for our bank accounts to continue to grow so that we can fund future projects.

Based on our best estimates, we need to accrue \$45K/year to maintain our system. We think we are accruing enough on a steady state basis, but there will be some ebb and flow with specific needs at the time.

KC ROW issue: still in front of the state Supreme Court, expedited by the lawsuit. We received a result to our appeal of the monthly cost of \$4.50 per connection. They decided not to worry about this until the court case is heard. If they win, we will owe back charges at \$4.50 per connection since April 2018.

Cost drivers: it is roughly doubling the cost of distribution lines to meet the compaction standard.

Everywhere we replace a main, we should be replacing it with 8" HDPE. That is another \$15-20 a foot, not considered in current budget estimates. It is more durable, ductile, higher quality material. Whether to upgrade the pipes to this standard may be a question to be voted on by the membership.

Excise tax issue: everyone is owed a bit of refund. Info from state is muddled. They claim we should pay on assessments, vs. paying on capital expenses. We will let you know when we figure it out. It is tried up as of this last billing so that it all evens out.

About 5 miles of pipe currently. About \$80 a foot to replace.

Manager's Report -- Doug

Community connection is security. How many people have been drinking WW for over 20 years? 30? 50? 60?

Review of upper pressure zone vs gravity fed parts of the system. Several pressure regulators in the system; if they fail, pressure will be too high and can damage lines and plumbing, so let Doug know asap if you notice abnormally high pressure. Low pressure can be leak or pump issue. Let Doug know either way.

We moved our accounting system to Quickbooks this year.

State has decided they don't like the vent system on our Cove Rd tank installed in the 70s.

New Sanitary Survey now up on the website. State was thrilled with our GIS mapping of the system.

500,000 gallons of loss on the metered side this past period. We can lose a lot of water quickly.

Tribute to Tom Lorentzen, his contributions and sense of civic community that drove our autonomy as a community association.

Global Water Initiative Mary Margaret Briggs

El Porvenir in Nicaragua administers the initiative. We have been partnering 11 years. Total given over \$45K. supporting 2000 community members; installed a water system, latrines, hand washing stations etc. Goal to provide clean water and sanitation to communities that need it.

New Business Pat

Sanitary survey: deficiencies noted in vents on Cove tank, water usage efficiency program to address leaks. Membership needs to vote to approve changes to the WUE program. We can monitor for leaks by observing historical norms; this is Ok with DOE.

3 Proposed changes to WUE are:

1. Install more leak meters to more quickly find specific leaks. We have some high in the system that are working well and want to install 2 more.
2. When replacing any section, we commit to installing leak detection also e.g. 115th and Cove.

These are capital expenses, not free. They will extend our assessment. About \$4K on the one we want to move forward on. We have no visibility from the tank to 148th for leaks.

3. Implementing Equivalent Residential Unit (ERU) allocation. We currently have no policy on water use per residence. We are committing in the next year to working with members to define an ERU policy that we can live by. We need a broad base of people to participate in this discussion. Suggestion to convene a member committee to further examine the question of establishing ERUs. Scott and Kim, Maggie, Diana agree to take a closer look at this policymaking.

Question: Can individuals get information about where they fall on the consumption scale compared to other members? Like PSE? A: That would be nice. We will look at implementing something like that this year.

Call for a motion that these three actions are suggested to the membership. Motion made, and seconded. The motion is approved.

Doug – cheers to Pat for his 11 years of extraordinary contributions to our organization.

Election of new Board Officers.

Adrian Witherspoon – 6 years in district. Wireless engineer for Sprint. Often out on bike or walking dog around neighborhood. Semi pro trombone player, plays out on island and Seattle.

Jim Cross – lived in district for 30 years. Retired from career at REI. Looking for ways to contribute to community.

Motion to approve this slate of candidates moved and seconded. The motion carries.

Meeting is adjourned at 8:38 pm.

