

Notes from Water Project Committee meeting:

When: 12/2/10...9:30 to 11:30 AM

Where: Community Center

Attendees: Al Moren, Claudia Ellsworth, Steve Chapin, Mike Davis, Judy Greinke, Kathy Deuster

System problems since last meeting: There were 3 known leaks on private property due to recent freeze. WA Water responded as expected. Judy provided us each a copy of WA Water's spreadsheet showing Source Production stats for 12 months ending 10/2010. The net result: we are using more water than we are consuming!

RFI responses: Jester Purttman provided us with an email that showed Q and A responses through 11/30. He also notified us that one more firm would like a tour of the island. Mike Davis will give them the tour. Claudia provided a list of companies that through 12/2 had answered that they would not be interested in our project. The RFI responses are due to the engineer by 12/21. They will collate the responses and provide a side-by-side analysis for our review. (They will also help us create a voters' pamphlet, when appropriate.) Claudia had an excellent suggestion: create a column that analyzes the impact of a "no action" decision. We won't know on the 'retain or transfer ownership' issue or the total capital cost until after 12/21 RFI due date.

Financing: In addition to the possibility of the USDA loan, we need to offer the community the info on conventional loans. Judy has had very preliminary conversations with Key Bank. Steve will contact HI owner Robert Hayman to see if he has suggestions and if he would be willing to assist in this effort. Al will contact HI owner Gary Dame for the same reason. We will need a bridge loan, regardless, from a conventional source in the short term if the community decides to utilize the USDA loan. We plan to meet as groups (when possible) with the bankers to get our questions answered.

Other issues to be worked on:

- Do we need to set up an LID? If so, will bylaws need to be amended?
- Encroachment/easement issues.
- 3-Phase to pump house.
- Connections/stubs to multiple lot owners: Al and Mike will be working on this. (There are about 250 lots owned by 93 owners.)
- Operational issues: system manager selection/meter reading/billing?
- Community outreach: email communications/how to get 100%?
- Contiguous lot letter to multiple lot owners: Judy has prepared and it should be ready to go out after the 12/11 Board meeting.

Timeline update: we are still on the timeline discussed two month's ago.

Next meeting: 1/6/11, Community Center, 9:15 AM. (Note: this meeting may take a good portion of the day. We hope to have Jester review the RFI results and begin the process of preparing a preliminary ballot. We hope, also, to have conventional banking information completed and available for discussion.)

Steve Chapin
206-232-4160