

S U M M E R / F A L L 2 0 1 5

OBCG - Minutes

Orchard Beach Community Group Annual Meeting



Meeting called to order at 1:00 p.m. on June 20, 2015

Sixteen members present including officers.

The agenda was approved with one caveat: Add property tax exemption to New Business section.

The minutes from the June 14, 2014 annual meeting were reviewed and approved.

Financial report reviewed and approved.

Your Board

PRESIDENT

Jim Farrell
(253) 939-2569

VICE PRESIDENT

Erika Aust
(360) 943-2435

SECRETARY- TREASURER

Ella Mullins
(425) 775-1824 *Edmonds*
(360) 432-0375 *Grapeview*

TRUSTEE

Tom Mullins
(425) 775-1824 *Edmonds*
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Old Business:

- Northwest Water Systems will continue to monitor our water system.
- Jonathan Wiley of NWS did not revive his proposal (separate from NWS) to acquire our water system. Members discussed that claims he had made were determined to be unfounded.
- Orchard Beach Community Water Group board will continue to operate the water maintenance system.
- We are at a “Blue” status with the state Department of Health with the probability of moving forward to the “Green” category.
- The well casement still needs to be raised to lessen the risk of contamination if the floor of the well house floods.

Budget:

- The 2016 budget was reviewed and approved.
- Our group’s property insurance policy (well house) was expanded to include coverage of fire, contents and \$2 million liability per occurrence. Expanded coverage will cost approximately \$100.00.

2016 Save the Date!

Annual Meeting

June 11, 2016
1 p.m.

Location

Farrell Residence
270 E Orchard Beach Dr.
Grapeview

New Business:

Reminder: Responsibility for repairs determined by location of problem

Members are responsible for repairs to water lines from their meters (including the meter) and homes. The OBCG is responsible for repairs between meters and the street. These responsibilities are further defined in the existing By-Laws (now in the new edition of our Orchard Beach Directory, for members' convenience). Some members have yet to install meters; 2017 is the state-set deadline. Also, 3 meters already in place (according to our records) could not be located during a walk-through of the community. Members are responsible for making sure meters are marked and accessible. An addendum to the By-Laws is being prepared regarding location of meters.

Dues increasing to pay for upcoming expenses

Members unanimously agreed to raise the water maintenance fee to \$400.00 per year to cover anticipated expenses. These include raising the well casement, a well inspection (needed every 10 years), and a new propane generator that would automatically turn on and power the system in the event of an electrical outage.

Department of Ecology reviews system as part of effort to increase OBCG water right

Representatives of the state Ecology department made a site visit May 20, 2015 to look at our well(s) and other infrastructure. This was at our request, as part of our multi-year effort to expand the OBCG water right. By pursuing this expansion ourselves rather than paying a consultant to interface with Ecology we are saving many thousands of dollars.

It was reported at our June meeting that the Ecology representative hoped to make progress before October on our water-right expansion request (UPDATE: when our vice president followed up Sept. 30 it turned out the Ecology official had to set our case aside to respond to the statewide drought; however, we are optimistic that progress will be made sooner than later). Once our water right is expanded the permit can be renewed every 6 years at a minimal cost. Being authorized to draw more water from the ground will allow us to make water available to more property owners and relieve us from distinguishing between recreational and residential (full-time) property.

Protocol of requests for connection to our system -- suggestions

The By-Laws do not address how connections are offered when they become available. It was suggested that they be assigned based on date of request, payment of connection fee and impact to our system.

Property tax exemption obtained

Our vice president reported that as a result of work with the state Department of Revenue, the OBCG will be exempt from paying property tax on the well house property starting in 2016. Savings will be approximately \$100 annually.

Emergency preparedness

New locks and keys have been purchased for the well house. Curt Casey, 251 E Orchard Beach Drive, has agreed to take responsibility to start the generator if a power loss occurs.

Community safety – let's look out for one another

There were property thefts in our community this summer. If you see something suspicious don't put your own safety at risk but do dial 9-1-1.

Meeting adjourned: 2:04 p.m.