

Lake Forest Water Cooperative - Board of Directors Meeting

September 24, 2024 at 5:00 pm - 2018 Dickson Place

Attending – Gary Davis, Gregg Reimer, Ren LaDassor, Jaala Spiro, Brent Valentine

- Approval of minutes from September 5, 2024
 - Approved the revised minutes
- Approval of minutes from Special Meeting September 28, 2024
 - Approved the minutes
- Preparation of meeting notice and other materials for membership dissolution meeting
 - Notes on letter to membership-
 - Gary made some changes to the letter
 - Notes on FAQ on Future of Lake Forest Water
 - Gary made some changes to the document
- Consideration of obtaining an appraisal of the value of the Coop's lot
 - Three quotes have been obtained. Gary will continue conversations with all to propose next steps to the board.
 - Appraisal will take weeks to be delivered. So this information won't be available for our Oct 14th meeting.
- Collection of outstanding water invoices
 - Gary will send out another notice.
 - We don't want to take these people to small claims court.
- Purchasing insurance for Coop and Board
 - Gregg has a quote from American Family agent- \$1300/year.
 - Gregg has a filled out requests for quotes from two others. We will see what those are before deciding.
- Information Gary shared about his recent discussions with Krishna
 - Town hall building will be including in the assessment
 - Gas station will not be included in the assessment
- Notice of Special Membership Meeting will be sent with the FAQ Lake Forest Document.
- Gary will be filing the Restated Articles of Incorporation with the Department of Rev.

- Gary booked the room at Arboretum for October 14th 6pm- meeting needs to be over by 8:30pm.

List of documents to be sent to members and included on the Google Drive

1. Letter to membership- reviewed by board
2. FAQ on Future of Lake Forest Water- reviewed by board
3. MWU FAQ- need to be provided and reviewed by board
4. Proposed dissolution motion- needs to be provided and reviewed
5. Agenda for meeting- need to be provided and reviewed
6. Map from Krishna- reviewed by board
7. Membership voting eligibility document- needs to be provided and reviewed
8. Proposed Timeline from MWU- needs to be provided and reviewed

Questions to be sent to Krishna and City-

- City wells- which wells will be pulling from?
- Will our current wells be added to the MWU system?
- What will happen to the water table in our area now that we are not pulling water from our aquifer? We struggle with water in our neighborhood already, there are concerns there will be an influx of water if the neighborhood no longer draws from the water table.
- Environmental impact study for this neighborhood?
- How will this impact affordability of housing in our neighborhood?
- Will the city do their own bonds or will they be reliant on the state?
- What is the timeline for this whole project?
- When were the sewer lines placed and why can't this project all happen at the same time? When they replace the sewers will there be an assessment? What will our assessment be for curb and gutter?
- What will be the conditions of the roads be once installation is complete?
- When will individual assessment estimates sent out? Or estimate calculator?
- Can individual dig their own wells?
- The timeline seems fast to the membership.
- What if a homeowner just can't afford this?