

## Water Board Meeting

Sept 8<sup>th</sup>, 2024 – 5:00pm -Gary's House

Attendance: Gary Davis, Gregg Riemer, Ren LaDassor, Bill Elkington, Brent Valentine, ANA Contact - Jaala Spiro

- Approval of the August 18<sup>th</sup>, 20204 Board Meeting Minutes
  - Approved
- Consideration /possible approval of job to repair leak on Dunn.
  - Brent gave review of a soft spot on his yard.
    - Estimate from Monona Plumbing for \$7000-8000.
    - Motion to fix the leak near Brent's home. Approved
    - Motion to leave the leak in Bill's yard alone. Approved.
    - Brent will contact Monona Plumbing to begin work.
- Consideration/Possible approval of issuing a call for a meeting of the membership to approve the AOI and Bylaws
  - Move to have the Sept 23<sup>rd</sup> and 6:00pm meeting at the Fraust Park Shelter. Approved.
  - Gary will mail to all property owners Sept 9<sup>th</sup> or 10<sup>th</sup>.
- Consideration/possible approval of final versions of restated AOI and
  - Gary reviewed notes that were emailed to the board.
    - Patronage "payment" should be changed to Patronage "contribution."
    - Adding language about severability to the end.
  - Motion to change board size down to 5. Approved.
  - Motion to approve AOI and Bylaws. Approved. With the exception of language about severability. That language will be emailed to the board after Rosebud responds.
- Preparation of meeting notice for membership
  - Notice should that we need to update the AOI and Bylaws.

- Members must be in good standing and there is only one vote per property.
- Agenda should be included.
- Consideration/possible approval of AOI and Bylaws
- Question and Answers for Membership as time allows.
- Attach AOI and Bylaws
- Move to have the Sept 23<sup>rd</sup> meeting at the Fraust Park Shelter.
- Meeting will be held Sept 23<sup>rd</sup> at 6:00pm.
- Gary will mail to all property owners Sept 9<sup>th</sup> or 10<sup>th</sup>.
- Consideration of response at meeting to questions about eventual dissolution of the coop
  - See notes below regarding Jaala's Dissolution Direction
- Consideration of using coop funds to subvent the cost of the private lateral.
  - Motion that we will NOT use Coop Funds to subvent private lateral. Approved.
  - Gary will email Krishna that we won't be able to help subvent the cost of private laterals.
- Collection of outstanding water invoices
  - Gary has been working on collecting from all delinquent members with some success.
  - Noot and Hultgren are \$2400 are both in the rears. Among others.
  - Gary will send out one more notice to all delinquent.
  - Unfortunately, we do not have shut offs for individual properties.
- Purchasing insurance for coop and board
  - Gregg reached out to a few different places.
    - Gregg reached out to Schenning Insurance (the independent agent that The Knolls (another water co-op) used to procure insurance), Carlos Chacon at American Family, and Tricor Insurance Agency (a local independent agent).

- Gregg needed a bit of information. Including our AOI and Bylaws (forthcoming after our Membership meeting), Form 990 (don't need that because we don't file that form), CPA audited financial statements (don't need that because we are not over 5million revenue), annual revenue (\$25,000ish), number of properties (115), replacement costs of the buildings and pumps (\$200,000 each) and our website.
  - Gregg is going to get quotes on these.
- Brent gave report on first conversations with Jeff and Monona Plumbing.
  - Monona Plumbing said they didn't think they would be able to do all homes, possibly only 25-50% depending on timeline.
  - Another plumber possibility could be Pertzborn?
  - Brent also discussed capping the well with Jeff and Monona Plumbing.
    - Jeff estimated capping the well would be 25-50k per well. Monona Plumbing can't do it.
- Brent also discussed purchasing the property with Tyler Burns.
  - I needs to be appraised.
  - Gary said the developer on Carver is also interested.
- Jaala Discussed Dissolution Direction
  - More information the better out to membership before the meeting.
  - The city doesn't owe us water, we are asking the city for help in keeping our neighborhood with safe water.
  - We care about our neighborhood and we are working to protect the neighborhood. Our mission has and will continue to be to provide safe, secure, reliable water system for this neighborhood.
  - We should include the history of the water board attempting to get the town of Madison to take over the wells, they declined. We attempted to get the city to take over the wells and they declined.
  - Tell the membership the history that leads them to the same conclusion that we have come to, that we need Madison to take over the water.
  - The moment they laid the pipes in 1935? The clock started ticking when that pipe was laid, and we have been on borrowed time for years.

- We have looked for grants, we don't qualify.
- This option ensures there will not be a long-term loss of water.
- Even if we were to get new pipes laid, if these wells become contaminated then we will be without water indefinitely.
- There is no lender that would loan us that amount of money to get the pipes laid. There is likely no plumber who would handle this type of large-scale infrastructure needed to provide water to a neighborhood our size.
- Jaala will be sending us a beginning of a FAQ in an email and we will all put in our thoughts.

Board Dissolution Planning Meeting Sept 25<sup>th</sup>, 2024- 5pm at Gary's.

- Adjourned at 6:53.

#### Action Items-

- Gary - email Rosebud about adding severability language to AOI.
- Gary will print and assemble notifications to the membership. Let us know if we can help.
- Gary send updated bylaws to Ren to put on Google Drive.
- Gary call an appraisal company to get a value of the property.
- Gregg – Continue gathering insurance quotes
- Brent -Continue getting quotes from Monona Plumbing about getting main replaced.
- Ren- put AOI and bylaws on Google Drive to a non-editable document.
- Jaala- send beginning of FAQ to group to begin dissolution document.