

Lake Forest Water Cooperative Board Meeting

January 8, 2024 at 5:37 pm

2018 Dickson Place

Attending: Gary Davis, Ren LaDassor, Brent Valentine, Bill Elkington, Gregg Reimer, Jaala Spiro

- Approval of minutes from October 30, 2024 membership meeting
 - Vote to approve the minutes- approved.
- Agenda and date for membership meeting
 - Arboretum Visitor Center - Feb 24th 6pm- Reserved
 - Gary will email members notifying of meeting. Ask all those wishing to speak to register to speak, and note if they are speaking in favor or against the resolution. Also asking anyone wishing to be considered for the board to nominate themselves to be on the ballot.
 - Agenda for Feb 24th meeting-
 - At door ballots for resolution and board will be handed out.
 - A general overview of Roberts Rules of Order of how the meeting will be conducted
 - Dissolution Resolution presented by Gary
 - Speakers For and Against pre-registered
 - Speech from Gregg in Favor of the resolution
 - Speech from anyone registered Against the resolution
 - If at the end there is time other questions can be asked
 - Vote at 7pm – ballot handed to households as they register at the door.

- Vote for resolution will be counted immediately and announced.
 - Presentation of the finances.
 - Votes for board will be tallied and announced after meeting is concluded.
- Presentation of case for MWU transition
 - Gregg's speech bullet points for slide show- great speech and notes were given. Gregg and Ren will work together to make slideshow.
 - Reasons to vote in favor of the Resolution of Dissolution
 - Certainty of cost and timeline.
 - Things to consider for those considering no vote-
 - Are **you** willing to step up to the board and serve your community free of charge for massive amount of work?
 - Are **you** willing to deal with landowners?
 - Are **you** prepared to work with the city?
 - Are **you** prepared to work with MG&E & any other utility?
 - Are **you** willing to hire an arborist & landscapers?
 - Think we can do the project for less?
 - Quotes are less but they don't fully cover the costs MWU covers.
 - Loans are not available for the coop.
 - Initial assessments of homeowners will be high and hard to collect.
 - Additional assessments are going to be high and hard to collect.
 - What if we piecemeal the replacement of project?

- Still have assessments. (high and hard to collect)
 - What if we figure out this project doesn't work midway through? That money will be lost.
 - Frequent water outages while work is being conducted.
 - Assistance Programs will cover us?
 - None apply to us.
 - Will we receive the 2.31% interest rate loan?
 - We are cautiously optimistic.
 - Can we wait until we know about the loan?
 - No, we need to vote to dissolve before we can even apply to this loan.
 - Is the City forcing this?
 - No, The current board requested this project to get started.
 - Notes given- fire safety, current board can't implement a replacement, transition to city water is a permanent solution to this problem.
- Discussion and possible approval of resolution for dissolution of Coop
 - Vote to approve resolution for dissolution – approved.
 - Discussion and possible approval of Memorandum of Understanding
 - We will wait until after the dissolution vote.
 - Board election and candidates
 - Gary will email the membership asking for anyone who wants to be considered.
 - Anyone who nominates themselves will be put on the ballot.
 - There will also be a write in option on the ballot.

- Updates about power backup
 - Bill has been working on power backup. Needs access to a key.
 - It's unlikely we'll have a delayed outage from power in the future. We are on a priority list for MG&E to restore power, It was a fault of MG&E during that last outage.
 - Estimates are approximately 60-80k for a generator.
 - We are tabling this discussion for now; we will discuss this further after we get a membership vote.

- Update on Board insurance policy
 - We now have insurance! Directors and Officers Liability Coverage. This only covers if a director or officer being sued.
 - We got turned down by all but one agent for this coverage.
 - We might be able to get general liability coverage. We don't have an estimate. There is a lengthy form for it, we are going to wait to see. Brent voted to apply for liability insurance. Gregg is going to fill out this application.
 - Gregg will reach out to Gary & Mark with questions.

- Bill brought up concerns for contamination because of the industrial buildings around our neighborhood.

- Repairs to the tank emailed by Mark.
 - Mark cleaned it off the rust. There is some corrosion and two damp spots on the tanks. But nothing that is dripping.
 - Mark will be finding someone to consult about that.

- Jaala brought up that they ANA is interested in doing a mural on the pump house.
 - We said we don't have any objections.

- Gary brought up that he is still waiting on an appraisal.

- Gregg confirmed we are not going to raise the rates this year.

Adjourned – 7:08pm

Action Items-

Gary- Will be sending notices of the upcoming meeting & a call for board nominees.

Gary- Create ballot for board member vote

Gary- Create ballot for dissolution resolution

Ren- Send the bullets to Gary for his speech. Keep Jaala in the loop on this communication.

Gregg- Work with Ren to create slides. Keep Jaala in the loop on this communication.