

## Board Meeting-

March 5<sup>th</sup>, 2025 6:00pm - 2018 Dickson Place

Attendees: Gary Davis, Brent Valentine, Zac Laundrie, Ren LaDassor, Bill Elkington,

- Welcome for elected board members and choosing of officers.
  - Welcome Zac!
  - Election of officers
    - President- Gary Davis
    - Vice President- Brent Valentine
    - Treasurer- Zac Laundrie
    - Secretary- Ren LaDassor
- Treasurer
  - Zac expressed interest in helping with treasurer duties.
  - Duties include invoicing membership, checking the mailbox, access to the bank account.
  - Gary and Zac will go to bank to get him into the bank account.
  - Zac will work with Gary to fulfill these duties.
- Approval of minutes from February 24, 2025
  - Approved
  - Gary will post those minutes on the website.
- Consideration of revised proposal to transition to MWU water.
  - Leaves off the dissolution, which can be worked on in a few years.
  - This would get mailed out and members would be able to vote by mail by a certain date, to be determined.
  - Include self-addressed stamped return envelope to have members return the ballot.
  - Give Membership 2 weeks to return ballots.
  - Gary will write a cover letter-
    - Information about members requesting assessment
    - Responses to the folks to voted nay at the previous vote.
    - Imploring members to act now and take advantage of the offer on the table
    - Financially the transition to MWU is the only option. Zac shared that Fitchburg has never offered 30 year terms for an assessment, and that Madison's offer of 30 year terms is very generous.
- Pump house and system supervision
  - Members have started to help Mark with the pump house maintenance.
- Pump house repairs and upgrades
  - Pumps- they are getting old but there are no plans on getting things replaced because reducing our reserves is too risky. If there were a large need for repair we wouldn't have any means of collection from the membership.

- One of the tanks has a hole that cannot be repaired. The company who did the repairs already said it was too risky to get a crane in to lift the tank. The risk of more leaks or full collapse is very high.
- Unpaid invoices
  - There is 35 member who haven't paid for 2025.
  - Holtegren and Noot are the biggest offenders.
  - No action is going to be taken at this time.
- Review of Finances
  - Gary reviewed the finances with the board.
    - Admin costs went up in 2024 because of a survey and attorneys.
    - Income- we invoice members 23,100 per year.
    - Actual average income is 22,519 per year.
- Gary got clarification about a community having a well.
  - Yes, communities can have wells but the water can't be connected to house hold plumbing.
  - Unclear about the way the water would be accessed by the community.
- Next Board Meeting – Invite members of the community volunteering to help Mark. This meeting can take place at Brent's office.
  - Gary discussed the potential for supplying water into our system from Madison Water by running a main line down Martin or Carver to our pump house, not sure if that is still an option. This was something that was discussed with MWU 5+ years ago.
  - This is being considered because Gary has concerns that our pumps and tanks won't last two years.
- Appraisal for the land the pump houses are on-
  - Approximately 500k. Hopeful we'd be able to get a 300-400k.
- Tara's email
  - Discussed responses, Gary will respond.

#### Action Items-

-Gary write a cover letter and create revised proposal for transition to MWU with ballot.

-Gary will let board know when envelopes need to be stuffed so board can help.

-Future Board meeting with those members volunteering needs to get set up. This will take place at Brent's board room. This meeting will be to talk about maintenance for the remaining life of the system.

Adjourned 7:20pm