

Pelican Point Community Association

Meeting of the Board

September 17, 2015

Present:

Elton Miller, Mark Johnson, Larry Thomas, Freya Liggett, Paul Stenhouse and Kim Thomas

Absent: Will Caballero, Kevin Allen

The meeting opened at 6:35 am by board President Elton Miller.

Elton asked for the July minutes to be approved. After a review, Mark made a motion to approve the July 2015 meeting minutes. Paul seconded and the motion was unanimously passed.

Old Business

Upper Park

Kim reported that she had contacted Russell Mau, from the District of Health, at their Spokane office. He is the one who work with Jill on our water supplies. Kim shared our concerns with him on our water pressure, succession plans for PPWC, and more homes being developed. Russell said as it stands right now that Jill has rights or permissions to develop a lot more homes with the water supplies in their current state. After further discussion Russell said he was going to contact Jill and maybe reassess the Pelican Point area. As for succession plans, Russell said that there is a certified individual on record in case something were to happen to Jill. He said if something more wasn't in place then PPWC would be turned over to Washington State and auctioned off. He said we would have no loss of water supply. Larry suggested that we follow through and have a digital pressure reader installed on the system so it can record what our water pressures are and we will be able to have some idea of how low they are getting. Larry made a motion to have Mr. Lawn purchase and install the gauge, not to exceed \$500.00. Mark seconded and the motion was unanimously passed. Kim is going to follow through with Mr. Lawn to have one installed.

Mark shared that Jill has a plan in place for the irrigation from the lake. Mark was contacted and agreed to have the supply lines for the Upper Park system run under their lot to the lake. He said he has had no further contact and does not know where Jill is at on this now. We discussed the fact that we have no timeline for completion of this project so we need to move forward with improvement to the Upper Park knowing in the future we will be using lake water for irrigation.

Elton shared that we are replacing some valves that have failed at the Upper Park. So far we have replaced three. Ray is replacing them with "Dirty Water" valves that will work now and when we are using lake water. Ray also replaced the sprinklers that were not functioning properly on Vernal. They were watering the street and not doing much for the grass. He replaced them with 180° instead of having 360°. They seem to be working well.

We still have not gotten a useable map of our Upper Park irrigation system. Kim is going to talk to Mr. Lawn and see if he will give us a bid to prepare one for us. He knows the system really well and is very reasonable in pricing. Kim is also going to ask him about installing the Doggie Stations. If his bid is too high, like the last one for over \$500.00, some board members will install them. That way they can be placed where they are accessible and not in Bob's way for maintenance.

Lower Park

The road continues to drift due to rocks being moved. Freya is going to see who does survey for the City and relay the information. Mark looked up Prairie Land Survey 509-750-9133. Elton will follow-up and contact someone. We want to have permanent markers so there is no question on where the property lines are for the future. We may also install some type of barrier to define our fence line.

New Business

Ray gave us a bid of \$10,358.40 to locate, replace 24 existing “fresh water” valves with “dirty water” valves, go from 1 1/2” to 2”, raise valve boxes and backfill around them with top soil. There was some discussion about the fact that you have to wait 24 hours after the install for glue to dry and Fall or Spring would be the best time to do this. There was also discussion about the difference in pressure which would only be about 5 lbs and not really a huge improvement. After discussion it was decided that we will replace valves as they fail. We are not in a hurry at this point and will proceed on an as need basis. Mark made a motion to replace valves on an as needed basis. Paul seconded and the motion was passed unanimously.

Elton shared that he had gotten a call from a homeowner that a resident who has a community walking path beside their property has fenced it off and actually squirted some children with a hose that had walked through it. Kim has contacted code enforcement and left a message for Nathan. They should be the ones to send a letter due to the fact this homeowner has encroached on an easement. Kim will follow-up and make sure a letter is sent.

Treasurer’s Report

Reviewed financial reports for June – August. Mark made a motion to approve reports and Paul seconded. The motion was unanimously passed.

Kim shared that our bookkeeper Jennifer Gasperino said she may be moving after the end of the school year. They will put their house on the market in Spring and see how things go. They are planning to move to Spokane to be closer to family. She will keep us informed.

Other Business

Elton called for other business and no one had anything more.

Mark moved to adjourned at 7:25 am. Larry seconded and it was unanimously approved.

Kim paid for breakfast.