**ROLLING HILLS-GLENCAIRN**

**MEMBERSHIP ANNUAL MEETING**

**June 3, 2017 @ 1:00pm**

The annual meeting was called to order by President, Eugene Hartman.

Board members in attendance were Eugene Hartman, David Peterson, Dan Kelly, Kathleen Parvin, Bob Simpson, Frank Walls, Bob Sullivan and Juliabeth Coppage. Ruby Hall, Becky Kelly and 26 community members were present. Mr. Jon Breilein from Island H2O was also in attendance.

Mr. Peterson read the minutes of the June 4, 2016 annual membership meeting. Mr. Doug Mattson motioned to accept the minutes as read, and Mr. Pat Covello seconded the motion. Motion Passed.

**State of the Community Report**

1. **Water system overview and water quality –** Ms. Parvin gave a PowerPoint presentation describing our water system and community facilities.
	* Island H2O began management of our system beginning in January 2017.
	* The community has 2 reservoirs (80K & 130K gallons).
	* Active water connections are currently 442.
	* Our average water usage is less than 200 gallons per household per day.
	* Our water system uses chlorine to minimize the risk of bacteria. Water quality testing is done monthly by Edge Analytical with additional testing as scheduled by Dept. of Health. There are no coliform or copper/lead violations and no salt intrusion.
	* Current manganese & iron levels are nearly undetectable.
	* Historical system improvements were reviewed.
	* The state sanitary survey was completed in 2017. There were no significant deficiencies found.
	* PFOS (perfluorooctane sulfonic acid) & PFOA (perfluorooctanoic acid) testing was done on our wells in response to concerns regarding contamination in wells surrounding the Navy OLF. RHGC results: None-detected
	* An air scrubber system was installed to reduce the risk of disinfection by-products (DBP’s) in our water. It is working well. The Department of Health still requires more frequent water testing to monitor the DBP’s, the added costs are reflected in the 2017-18 proposed budget.
	* In March 2017 the $22 per month rate for less than 250cu ft. of usage was eliminated. All consumers using up to 1000 cu ft. of water are charged $30 per month. Affected households were notified. Water rates are reviewed regularly.
	* 3 water system projects are anticipated this year.
		1. Controller upgrade for filters
		2. Cycle stop valve installation and removal of pressure tank
		3. Water softener system to decrease hardness by 50%. (removes minerals)
	* Funding options were discussed for these upgrades. Further discussion will be at monthly board meetings. All members are invited to attend.
2. **Community Pier**–
	* The float should be returned by June 4th and will remain until Labor Day.
	* We are in the process of renewing the lease for the tidelands through the Department of Natural Resources.
	* Maintenance will continue on the pier as replacement would likely cost millions.
3. **Pool** – Ruby Hall, Pool Supervisor reported on the community pool.
* 4 lifeguards have been hired for this season. All but 1 has previous lifeguarding experience. 2 lifeguards are returning from last year.
* The pool will be open Tuesdays whenever possible.
* Pool cards are required to have access to the facility.
* Replacement patio furniture is currently being purchased. No other expenses outside the regular budget are anticipated at this time.
1. **Financial and Budget** – Ruby Hall, Office Manager gave the financial report.
* The following Financial Reports were explained and questions answered;
	+ Lot status report showing breakdown of lots.
	+ Balance Sheet and Preliminary Profit and Loss as of May 31, 2017.
	+ The 2016-2017 projected year-end financial report.
	+ Projected 2016-17 reserve budget report.
* There are currently 17 years left on our USDA loan (Assessments), with extra payments this could be reduced to 15 years.
* There are currently 4 revoked water connections for non-payment.
* A history of previous water rates and dues and assessments was presented.
* A reserve study is required by WA State law. It mandates that the life of all assets and their replacement costs be calculated. The board is working on this project.
* The 2017-2018 budget was presented and discussed. Mr. Gary Nienhuis motioned to accept the budget as discussed. Mr. Pat Covello seconded the motion. All members present were asked to submit paper ballots. Votes will be counted and compiled after the meeting.

**New Business**

* Ms. Linda Dwight suggested that office staff look into a Voice-over IP service as a way of reducing telephone expenses.
* Mr. Eugene Hartman explained how to check your water meter for leaks.
* Mr. Cody Pyle motioned to accept the three nominations for board members as listed. Mr. Bob Moore seconded the motion. The motion was approved unanimously.
1. Position #1 - (3 year term) - Eugene Hartman
2. Position #6 - (3 year term) - Dan Kelly
3. Position #4 - (3 year term) - Juliabeth Coppage

Meeting adjourned at 3:15 PM.

2016-2017 budget results:

­57 yes and 1 no. Budget is ratified as presented. (Ballots were counted by Ruby Hall and Becky Kelly.)