

TOLLGATE WATER COMPANY
BOARD MEETING MINUTES
TUESDAY, July 25, 2017

I. CALL TO ORDER

Malcolm Murphy, Board Chair, called to order the Tollgate Water Company Board of Directors Meeting of July 25, 2017 at 6:30 p.m. Additional Board Members present were Hal Boley, Karen Harvey, Ron Thorn, Wally Kundert, Tom Davis and Chuck Mohler. Employees present were Kristina Johnson, Business Manager, Ken Birkes, Maintenance Manager and retiring Business Manager, Betty Fadeley. The meeting was being taped to aid the Board Secretary in composing the minutes.

II. PRIOR MINUTES APPROVAL

It was moved, seconded and passed to approve the Minutes from the April 25, 2017 Board Meeting as submitted.

III. TREASURER'S REPORT

It was moved, seconded and passed to approve the Secretary/Treasurer's report as submitted. This report is available at the Tollgate office for your review.

IV. COMMITTEE REPORTS

A. REPORTS FROM BOARD COMMITTEES

1. Water Distribution Managers
No Report

B. REPORTS FROM OTHER COMMITTEES

1. No Report

V. OLD BUSINESS

A. Nominating Committee: Property owners running for the August 5, 2107 Annual Meeting Board election are incumbents Malcolm Murphy of Lot 15 and Hal Boley of Lot 229.

B. It was moved, seconded and passed to appoint Board Members Malcolm Murphy and Chuck Mohler to research the process of electronic Voting.

C. Valve Replacement Project: Our valve replacement project has been completed. Special thanks our property owners and residents for their patience and understanding during our valve replacement project which improved the safety and reliability of our water system. We understood what an imposition this project was for all concerned. We would also like to thank our employees Lynn Lounsbury, Water Distribution Manager, Ken Birkes, Maintenance Manager, Betty Fadeley, Business Manager, Chris Ashley, maintenance employee along with our contractor Sweeney Excavation and Central Electric Co-op crew for a job well done!!

VI. NEW BUSINESS

A. The Consumer Confidence Water Quality report, mandated by the Oregon Department of Water Resources, was sent to our consumers on May 9, 2017.

B. After Board review and per the Ten-Year Plan it was moved, seconded and passed to increase the 2018 water fees by less than 8%. The increase for developed lots will be from \$47.50 to \$51.30 a month or an increase of \$45.60 a year. The increase for undeveloped lots will be from \$20.70 to \$22.35 a month or an increase of \$19.80 a year. This would increase the reserves by approximately \$19,677.

As usual, there is a 3% discount if paid in full by January 15.

C. The Board has reviewed the Annual Meeting Preparation and found no exceptions.

D. It was moved, seconded and passed to adopt the proposed Harassment Policy which has been reviewed and approved by our Attorney.

E. Board remarks for the record:

1. Next Board Workshop will be Tuesday, October 10, 2017 at 9:00 a.m. and the Board Meeting will be Tuesday, October 24, 2017 at 6:30 p.m.

VII. MEMBERSHIP ITEMS

None submitted

VIII. ADJOURNMENT

Do I hear a motion to adjourn the Board Meeting of the Tollgate Water Company at 6:36 p.m.

Minutes approved by: Karen Harvey Secretary/Treasurer

Audio tape and minute attachments are available for review at the Tollgate office.

PROPERTY OWNERS ASSOCIATION
BOARD MEETING MINUTES
TUESDAY, July 25, 2017

I. CALL TO ORDER

Malcolm Murphy, Board Chair, called to order the Tollgate Water Company Board of Directors Meeting of July 25, 2017 at 6:37 p.m. Additional Board Members present were Hal Boley, Karen Harvey, Ron Thorn, Wally Kundert, Tom Davis and Chuck Mohler. Employees present were Kristina Johnson, Business Manager, Ken Birkes, Maintenance Manager and retiring Business Manager, Betty Fadeley. The meeting was being taped to aid the Board Secretary in composing the minutes.

II. PRIOR MINUTES APPROVAL

It was moved, seconded and passed to approve the Minutes from the April 25, 2017 Board Meeting as submitted.

III. TREASURER'S REPORT

It was moved, seconded and passed to approve the Secretary/Treasurer's report as submitted. This report is available at the Tollgate office for your review.

IV. COMMITTEE REPORTS

A. REPORTS FROM BOARD COMMITTEES

1. PLANNING AND LAND USE REVIEW COMMITTEE (PLURC) REPORT

It was moved, seconded and passed to approve the PLURC report as submitted.

B. REPORTS FROM OTHER COMMITTEES

1. The Sign Committee: It was moved, seconded and passed to approve the Signs Committee proposed policy. Our thanks to committee members Steve Madsen of Lot 63, Bob Zapponi of Lot 176 and David Johnson of Lot 234, Board Member, Hal Boley and employee, Ken Birkes.

2. The Homeowner Booklet Committee: It was moved, seconded and passed to approve the proposed The Homeowner Booklet with modifications. Our thanks to Steve Madsen of Lot 63, Bob Zapponi of Lot 176 and Nancy Printz of Lot 297 to assist Board Members Hal Boley and Karen Harvey in developing the Homeowners Booklet.

3. Enforcement Policy Committee: The Enforcement policy review committee met on April 27th, June 1st and July 13th. The enforcement procedure for planning and design regulations was drafted and the fine schedule was reviewed.

V. OLD BUSINESS

A. Nominating Committee: Property owners running for the August 5, 2107 Annual Meeting Board election are incumbents Malcolm Murphy of Lot 15 and Hal Boley of Lot 229.

B. It was moved, seconded and passed to appoint Board Members Malcolm Murphy and Chuck Mohler to research the Process of electronic Voting.

C. It was moved, seconded and passed to purchase a John Deere 330G Skid Steer for the amount of \$69,060. This equipment will be financed through Pape Machinery's finance plan on a 48 month zero interest contract. Monthly payments will be \$1,438.75. The Tollgate Water Company will be billed for their portion of use of this equipment. We thank Greg Brown for his research and negotiation on the purchase of this equipment on our behalf.

VI. NEW BUSINESS

A. After Board review and per the Ten-Year Plan, it was moved, seconded and passed increase the 2018 Association dues by less than 8% from \$227 a quarter to \$245 a quarter, a yearly increase of \$72 year. This would increase the reserves by approximately \$31,680. As usual, there is a 3% discount if paid in full by January 15. Due to the age of our infrastructure, this increase in our reserves serves as a supportive measure for funding of future repairs and maintenance.

B. The Board has reviewed the Annual Meeting Preparation and found no exceptions.

C. It was moved, seconded and passed to adopt the attached Harassment Policy which has been reviewed and approved by our Attorney.

D. Board remarks for the record:

1. Next Board Workshop will be Tuesday, October 10, 2017 at 9:00 a.m. and the Board Meeting will be Tuesday, October 24, 2017 at 6:30 p.m.
2. Our Annual Meeting will be held Saturday, August 5, 2017 at 10 a.m. with the Annual Picnic starting at noon.

VII. MEMBERSHIP ITEMS

Board Member, Chuck Mohler, gave an informative presentation regarding the major impact the August 21, 2017 eclipse will have on our community.

Bob Zapponi, of lot 176, requested the Board to research the impact the Hwy 20 2018 ODOT paving project will have on our community.

VIII. ADJOURNMENT

It was moved, seconded and passed to adjourn the Board Meeting of the Tollgate Property Owners Meeting at 7:36 p.m.

Minutes approved by: _____
Karen Harvey Secretary/Treasurer

Audio tape and minute attachments are available for review at the Tollgate office.