

WATER & SEWER BOARD OF DIRECTORS' MEETING  
August 18, 2007

IN ATTENDANCE: Steve Koeckeritz, Joe Sarjeant, Bob Strazer, Jack Watson, Jeanette Williams, and Manager Jody Sandquist.

PROPERTY OWNERS & OTHERS IN ATTENDANCE: Three (3).

PRESIDENT STEVE KOECKERITZ CALLED THE AUGUST 18, 2007, WATER & SEWER MEETING TO ORDER AT 8:06 A.M.

APPROVAL OF AGENDA:

MOTION: Joe Sarjeant moved to approve the Agenda. Bob Strazer seconded the motion, which passed unanimously.

PRESIDENT'S REPORT: Steve congratulated the Road & Recreation Association on the approval of the Unified Covenants for Filings 1 through 15.

TREASURER'S REPORT: Financials were given to the Board. Bob Strazer reported he was unable to reconcile accounts due to our lack of an accountant.

MOTION: Jeanette Williams moved to approve the Treasurer's Report. Joe Sarjeant seconded the motion, which passed unanimously.

MEMBERS' COMMENTS: None.

MANAGER'S REPORT: Jody received a notice from CAI that they are accepting applications for Community Association of the Year. She suggests the Water & Sewer Association consider applying this year or next year.

The President of the Crystal Lakes Fire Protection District, Mary Duncan, has written a letter to the Associations noting that CLVFD must be called out through 911 to investigate smoke reports or for other matters.

COMMITTEE REPORTS:

1. 6<sup>TH</sup> FILING SYSTEMS ADVISORY COMMITTEE: Ray Williams asked about the status of the new 6<sup>th</sup> Filing well. He was reassured the well is functioning as expected and there has been no need to deliver any water to the 6<sup>th</sup> Filing system.
2. SYSTEMS AS-BUILT AD HOC COMMITTEE: Lyle Koller reported the maps are being worked on and upon completion, they will start on the 11<sup>th</sup> Filing system.

OLD BUSINESS:

1. PANHANDLE DAM: Jody reported that we have not as yet heard from Mike Cola regarding the inspection. We have completed the clearing of leaves and brush as required. The seepage continues at about the same level. We've had a couple of very heavy rains where it has gone up from 2.25 to 2.5, but comes back down within an hour. Dick Smith of Ayres & Associates has confirmed that they are working on developing and creating the bulkhead. Steve suggested this is a good time to take our metal detector to find the pins for the south access to the dam. If the pins cannot be located, then consider getting a survey in process.
2. GOVERNING DOCUMENTS:
  - CLWSA Bylaws: This is in response to Joe Sarjeant's request at a previous meeting that all Water & Sewer Board terms be for three years. Jody had also provided the Board with proposed updates of the Bylaws at a previous meeting. A decision was made to remove the Articles of Incorporation and the Bylaws from the Property Owners Handbook and have them as separate documents. The POH will have general information in it. Jody will make the recommended changes and present them to the Board for approval at the September Meeting. With regard to Joe's request to set all Board terms at three years, he contends it takes quite a while to learn the various facets of the Association. His proposal would give new Water & Sewer Board members more time to acquaint themselves with their job. Steve suggested it might be harder to interest a person in serving on the Board if they are committed to a longer term.

MOTION: Joe Sarjeant moved that we, as a Board, amend the Bylaws (Article 2, Section 3) to extend the term from two to three years for Board Members.

The motion died for lack of a second.

- Revisions/Update to POH: Addressed above.
3. LLPL SURVEY PROPOSALS: There are two proposals received, which did not address the setting of pins. This is tabled to the September Meeting in order to include the setting of pins that delineate the boundaries of Tract H in the bids.

MOTION: Jack Watson moved to clarify our request to include the setting of pins to mark the clear boundary of the Lower Lone Pine Lake parcel. Bob Strazer seconded the motion, which passed unanimously.

#### NEW BUSINESS:

1. SWIMMING IN LAKE: Jack Watson has seen many people swimming in Crystal Lake and he wonders if we need to clarify our policy on swimming in the lake. Steve recommended that they take the language from the POH and present it to the insurance company for their recommendation. The handbook cautions against swimming because of hypothermia, undertow, and fishhooks, etc. Visitors do not have access to our POH and therein could be our liability. Jody will contact our insurance company.
2. DIRECTORS & OFFICERS LIABILITY PROPOSAL: This will be addressed at the Joint Meeting, inasmuch as each Association has different coverage.

MOTION: Joe Sarjeant moved to adjourn. Jack Watson seconded the motion, which passed unanimously.

CLWSA  
August 18, 2007  
Page 3

THE AUGUST 18, 2007, WATER & SEWER MEETING ADJOURNED AT 9:55 A.M.

Respectfully submitted,  
Bev Eddinger  
Recording Secretary