

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: October 16, 2008
Place: Parker Senior Center
Attendees: President – Dave McKnab –Present
Vice President – Larry Poffenberger –Present
Treasurer – Jim Whitis -- Present
Secretary – Sue Leonard--Present
Member at Large – Steve Nelson -- Present
Property Manager – Laura Williams – Present

Minutes

1. Call to Order

Meeting called to order at 7:06 pm by Dave McKnab.

2. Approval of Minutes

Dave McKnab called for a motion to approve the minutes from the September Board meeting as presented. Motion was approved.

3. Officer/ Committee Reports

Laura reported that:

- The concrete projects of driveways, porches and steps are complete.
- Comcast buried cable and conduit to make future installation easier to complete.
- Phase 3 for the fence project is almost finished.
- The power boxes which were covered in graffiti were painted over by Dave and Steve.

Dave reported that:

- The water shutoff valves for each property are ≥ 23 years old and are starting to fail with the water pressure being ≥ 100 lb. The water pressure should be 50 lb.
- Several homeowners described problems they had already had with the increased water pressure including powerful uncontrolled spraying and flooding resulting in mold damage.
- **Frank Black** stated that the water pressure at 10 out of 10 properties in the HOA which he had tested was ≥ 110 lb. Normal water pressure = 50 lb. Problems caused by increased water pressure include but are not limited to leaking faucets, floods, leaking toilets, failing dishwashers etc. Most of the properties of the HOA have the original regulators and shutoff valves which are no longer functioning properly because of their age.
- **Frank Black** stated he had researched the problem and brought a pamphlet showing new regulators and shutoff valves which can be installed without digging up the old water pipes. With new regulators there is a decrease of 1/3 of the water used by each property. That decrease would not only show up on the water bill but also on the sewer bill.

Frank Black recommends that each property in the HOA be checked for water pressure and the regulator and shutoff valve be replaced by the homeowners if they are ≥ 10 yrs old.

1. **Western Ventures (Frank Black's firm)** will do a free check of any property.
 2. **Western Ventures** will replace the shut off valve and regulator for approximately \$195.
- **The HOA** should offer an incentive for each home owner to have the work done by someone because the old shutoff valves and regulators which cause an unsafe increase in the water pressure puts the adjacent properties in danger of flooding or damage too.
 - **Jim Whitis** moved that the HOA require mandatory installation of new shutoff valves and regulators by homeowners by 12/09 with a proposed \$40 incentive offered by the HOA to the

homeowners. (The estimated cost for the installation is \$200.) Steve Nelson seconded the motion and it was approved.

4. Homeowner Communication

- **Ruth Ann Watts** reported that she was told to allow the cement in her new driveway to cure for 1 year and NOT to use Ice Melt. Instead she should use sand and she can obtain it from Home Depot to prevent the cement from breaking off small stones especially in areas where de-icer was used.
- **Ruth Ann Watts** wanted to thank Steve and Dave for taking care of trash.
- **Frank Black** stated he would be willing to research the feasibility of water meters.

5. Financial

No Report

6. Old Business

No Old Business

7. New Business

Dave stated he was writing an article about Homeowner Responsibilities for a newsletter. He encourages homeowners to write their own article if there is something that they are upset about.

Meeting adjourned at 8:03 pm. The next monthly board meeting will be the November 20, 2008 at 7 pm at the Parker Senior Center.