

Board Minutes 6/14/11

In Attendance

David Hanna
Chris Hanson
Denise Kohama
Dwight Mikkelson
Rick Schurger
Randy Smart
Larry Chilstrom

Chris Hanson called meeting to order at 6:30.

Dwight made motion to approve the minutes (with amendments) for the 6/7/11 board meeting. Randy Smart Seconded. Motion put up for vote. All ayes. Motion passed.

Chris had each member of the board sign a waiver for workman's compensation which is required per our insurance policy.

David Hanna clarified that there would be two closing dates. The first date is Monday June 20, 2011 to close on the loan from the USDA. On this date David Hanna, Chris Hanson and Denise Kohama would need to be present.

The second closing will be on the following Monday June 27, 2011 to acquire the water rights from C&J Sanders Inc, .. David Hanna and Chris Hanson will be present at this closing.

Chris Hanson also met with Denise Livingston (grant writer) about requirements from the ADA about our public meeting place, it must be changed from Johnson Siding Community Center to a place that has handicap accessible restrooms. The location will be changed to Rim Rock Church, located at 12200 W. Highway 44. She is also working on putting together the association's Emergency Action Plan.

David Hanna will be getting a letter confirming that we are engaging Dennis DesMet from DesMet & Biggs as the association's CPA. Audits will be done at the end of each calendar year. This is one of the USDA requirements to receive the loan.

Kristen will also be bringing a bill for \$15,000.00 at time of closing to cover legal fees for Bangs, McCallum. The USDA requires all attorney fees be paid at time of closing.

There was discussion about the amount to be charged for the monthly base rate. The current amount is \$100.00 and because the community is purchasing the water system instead of being privately owned the rate should be lowered to \$80.00 plus the current water usage charge. Chris Hanson made motion to reduce monthly base rate to \$80.00 per month. Seconded by Denise Kohama. Put up for vote. All ayes. Motion passed.

Keith reported that after checking on printing costs at the Little Print Shop our costs will be as follows:
200 copies of payment books (including additional line for membership payment) and updated

