

# Discussion Guides

# Road Report

Road Manager – Tom McLean

# Road report (2017)

## Update on Grading

### Fall grading:

Road contractor was asked to grade last week of September or first week of October which is consistent with past practice.

- Road degraded further and quicker than expected in September.
- My apologies for any inconvenience

### Spring grading:

We were able to go longer (June) because of the materials David Vick found which have kept the roads in better shape than ever

## Projects & Other Maintenance

### Projects:

Mirrors in curves have been purchased and installation to be completed by Kraig Adams & Jeff Burger

### Gate

- Top of hill – Request to investigate how to reinstate the gate at the top of the hill. This is not feasible based on how ESI and our association properties align
- Bottom of hill – need to discuss – separate slide

### Other Maintenance:

Storm in September downed a tree on the circle. Many thanks to Brian Patz & Rick Dittman for clearing the roads

## Road report – Potential projects & considerations

- Grading: Change cadence to minimum 3 times per year has already been planned for next year (Spring, Mid to late summer, and Fall).
  - Do we want more?
- Ditches: Reconfigure Rhododendron – Others??
- Curve on main road: Determine if other solutions exist in addition to installation of mirrors
- Fees: Potential reduction in road maintenance fees
  - Need water fund to be stable and self supporting so emergency loans are not required.
  - Contingent on cost of any long term changes to the main road.

# Bottom of Hill Gate

## Pros

- Law enforcement states secure and a way to prevent drug related crimes
- Reduced traffic flow from casual passers by
- ????

## Cons

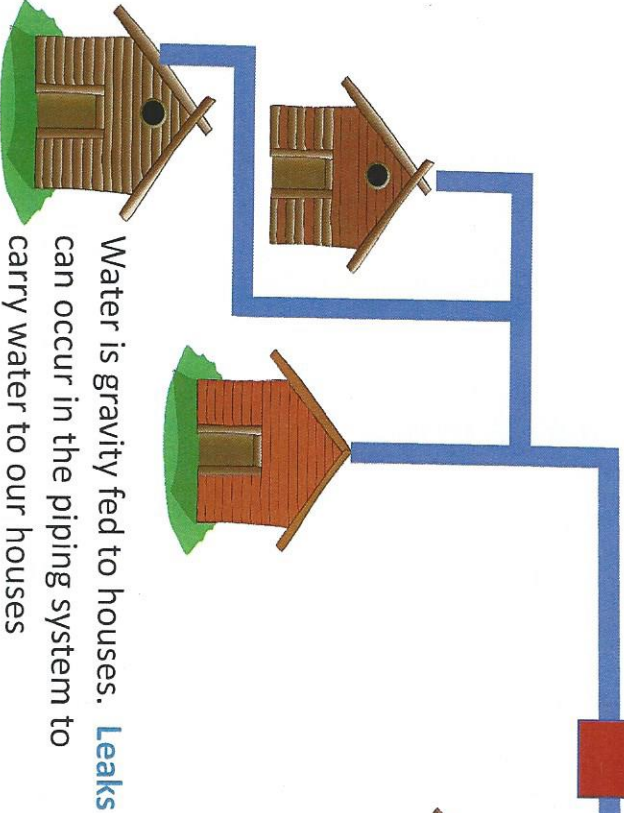
- Not 100% secure as ESI does not lock their gate. People with malicious intent still have access to our roads
- No one to monitor and manage access by non-homeowners. This means codes / access will be given to a lot of non homeowners (Delivery companies, Renters, etc.)
- Ongoing maintenance - automatic gates break a lot = Increased cost to homeowners
- What happens when it breaks in the middle of the night and people don't know how to get in
- ????

# Water Report

Water Committee Chair – Rick Dittman

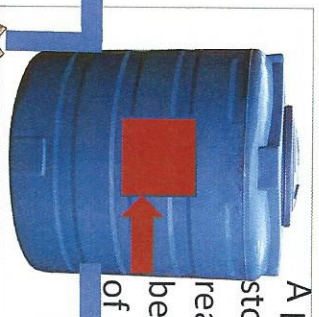
# How our Water System Works

Outside of the tank we have a meter to measure the amount of water being **used**. One house is connected prior to the meter and is not captured in readings.



Water is gravity fed to houses. **Leaks** can occur in the piping system to carry water to our houses

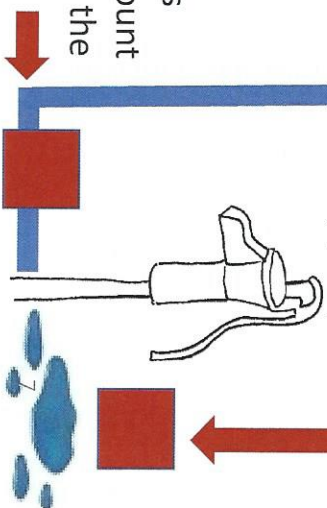
Our tank holds 10,000 gallons. A pressure switch in the tank stops pump once capacity is reached. Measurements can be read to determine amount of water **stored** in tank.



Water is pumped up to holding tank. **Leaks** can occur in the piping system that carries water to the tank.

At the pump house a meter is available to measure the amount of water being **pumped** from the well to the tank

Pump only runs when water is needed. Capacity to run for 30 minutes every 2 hours due to the amount of water available in our well. Miller Well measures our **recovery rate** once a year to determine how much water is available in well and how much can be safely pumped.



# July 4 2017 Water Outage

## Why did it happen?

- Pump not working due to a short at the electrical box (no water being delivered to storage tank)
- Reactive state when addressing water outages

## Why did it continue?

- Delay in finding Leaks
  - Water was being used and leaking faster than could be pumped to the tank.
- Two open faucets valves inside houses
- Leak at stub of vacant lot
- Water flowing to fill Homeowner storage tank

## How was it fixed?

- Multiple homeowners found and repaired leaks
- Homeowners stepped in to determine and analyze the issues and monitor functionality
- Homeowners have place flow restrictor valves on storage tanks

## Where are we now?

- Tank is staying full; Meter readings recorded to monitor water pumped, stored, and used
- Multiple homeowners evaluating long-term solutions
- Implementing proactive measures to monitor water changes & issues before there is a problem



# Miller Well vs. Homeowners Responsibility

## What's included in Miller Well Contract?

- Miller Well maintains the well and pump for the well. They are not responsible for water once it leaves the pump house
- Miller Well will monitor the amount of water pumped on a monthly basis and the recovery rate once a year
  - Miller reported we were pumping an average of 100,000 gallons April, May, June 2017
  - Miller reported our recovery rate was 3 gallons/minute in July 2017
- Ensure proper chemicals are added to our water system and complete chemical testing to meet State requirements
- File Annual Water Report
- Repair any equipment failures at the pump house

## What are we responsible for?

- Measure the amount of water being pumped to tank, storage tank levels, and water being used
- If available, find and repair leaks as needed. Otherwise, pay third party to find and repair leaks
- Contact Miller Well if any issues arise with pump house
- Being conservative with our water consumption and educating guests who may stay at your house when you are not home

# Outstanding Issues

President – Denise Dowling

# Complaints from Homeowners

## Verbal & Social Media

1. Board unduly authorized repair to a waterline damaged during a homeowner driveway renovation. Homeowner should have paid for it

2. Association paid for fixing homeowners driveway

3. We need a new well – now – Board did not react to request for new well

## Response from Board

1. The association waterline was not buried properly (too shallow). Association agreement with the state is we will fix issues as we find them it

2. Association paid for burying the water line. Homeowner paid for driveway

3. Taking proactive steps to monitoring water system (electronic monitoring of tank has been implemented) and tank is remaining at or near capacity. We need to build up cash reserves to pay for long term solutions of updating water system

# Complaints from Homeowners

## Verbal & Social Media

4. Board does not care about homeowners who live on the mountain full time - Board does not listen
5. Board shut web site down
6. Downhill drivers have the right of way

## Response from Board

4. The board must make decisions accounting for the entire association. The board listens and carefully considers change or action. We do not serve the homeowners effectively if we make decisions too quickly
5. Website (<http://myelshaddai.org>) is owned by Jerry Frudenthal and is currently up with documents available – was never shut down. However, software platform change happened and we no longer have access to update documents. Board has Box account set up to replace.
6. Uphill drivers have the right of way unless it is unfeasible for the downhill driver to backup

# Social Media

## For

- Family and Friends
- Sharing updates and incidents
- Notification of events
- General sharing of photos and interesting facts and events in peoples lives

## Not For

- System of record or primary means of communication
  - Not all homeowners use Facebook
- Disparaging others / Accusing others of wrongdoing
- Discussion forum – use the phone or mail
- Sharing what you believe is correct without foundation