

Oak Meadows Service Company OMSCO
Minutes
December 29, 2010

Present: George Blocker, Les Schaub, Jeff Houpt, Chris Lehrman

Others: Donna Yost, Bookkeeper/Assistant

The meeting was called to order by Chris Lehrman at 5:37 p.m.

APPROVAL OF THE MINUTES OF November 22, 2010.

George Blocker moved to approve the minutes of November 22, 2010. Les Schaub seconded the motion. The motion was approved 2-yes, 1-abstain.

REVIEW OF NOVEMBER 2010 FINANCIALS, APPROVAL OF ACCOUNTS PAYABLE AND REVIEW OF PAST DUE ACCOUNTS.

Les Schaub moved to pay the Accounts Payable in the amount of \$8,630.92. George Blocker seconded the motion and it was approved unanimously.

The Board reviewed the Insurance Renewal. The paperwork was signed and will be mailed as is.

Rojo property: Garfield and Hecht is asking OMSCO for a conflict of interest waiver in order to foreclose on this property for the Homeowners Association. **Jeff Houpt moved to grant a conflict of interest waiver on behalf of the Homeowners Association on Rojo and take no further action on this account. Les Schaub seconded the motion. The motion was passed unanimously.**

Past Due Accounts Receivable: Standard procedures are being followed with anyone over 90 days.

Rachesky: Concern over the consistently high usage of water prompted the Board to have a letter sent to them. Donna Yost will do this.

OPERATORS REPORT

Everything looks fine.

NON-WORKING METERS/METER READING

George Blocker reported that he is still in discussions with EPC and Ralph regarding moving the meter reading job to EPC.

FOUR MILE WELL DILIGENCE.

The Division engineer identified some issues on the Summary of Consultation, and had some additional requirements. The bulk of the work has been completed and is generally progressing. Jeff Houpt reported that he didn't anticipate any major problems though.

WATER TANK FUNDING/INFRASTRUCTURE MASTERPLAN

Jeff Houpt moved to approve \$3,000 to Bob Pennington of SGM to prepare a working document that prioritizes the necessary and/or desired improvements, estimates the construction costs and provides guidance for future expansion and optimization of the water and wastewater systems for Oak Meadows. George Blocker seconded the motion. The motion was passed 3-yes, 1-abstain.

HYDRANTS/SNOW CLEARING IN WINTER

Les Schaub spoke to Martha Fredendall and was told that this is in the HOA's snow contract to clear the hydrants as well, and should be done when the hydrants are inspected if it is done again this winter.

DISCHARGE PERMIT.

This is progressing. Scott Leslie has retained Bob Pennington to complete this.

NEXT MEETING.

It has been decided to change the regular meeting date to the second Thursday of the month for 2011. The next meeting will be January 13, 2011.

ADJOURNMENT.

Les Schaub moved to adjourn. Jeff Houpt seconded the motion. The motion was passed unanimously.