

Oak Meadows Service Company OMSCO
Minutes
May 12, 2011

Present: Les Schaub, Jeff Houpt, Chris Lehrman

Others: Donna Yost, Bookkeeper/Assistant

The meeting was called to order by Jeff Houpt at 5:45 p.m.

APPROVAL OF THE MINUTES OF April 14, 2011

Chris Lehrman moved to approve the minutes as amended of April 14, 2011. Les Schaub seconded the motion. The motion was approved unanimously.

REVIEW OF APRIL FINANCIALS, APPROVAL OF ACCOUNTS PAYABLE AND REVIEW OF PAST DUE ACCOUNTS.

Donna Yost reported that Wells Fargo has paid in full for 15 Beaver Court, which had been repossessed, for a total of \$10,528.49 to clear the lien.

Chris Lehrman moved to pay the accounts payable for \$13,383.15. Les Schaub seconded the motion and it was approved unanimously.

OPERATORS REPORT.

Everything looks good.

METERS.

Continuing meter problems: Prough @ 079 Old Midland Dr. continues for the third month with "Meter not hooked to transmitter" error. Another letter has been sent. Taylor @ 286 Silver King Ct has no reading. A letter will be sent. Astrach @ 0048 S. Meadowview Ct has a zero reading. They need to locate their water shut off on the outside of the house in order to replace their meter and they are working on having this accomplished.

MAPPING.

We still need the digital files from Gamba and attempts to get these have not been responded to. Chris Lehrman will try again.

INSURANCE CLAIM ON DAMAGE FROM FEBRUARY WATER BREAK.

Jeff Houpt has called our insurance company. They are sending out an adjuster and we will await their report.

WATER & SEWER CONNECTION PROCEDURES AND REQUIREMENTS FOR NEW HOMES.

Les Schaub has put together a draft for procedures to go in the Architectural Control Committee packet. This was reviewed and it was decided to finalize this at the next meeting.

SYSTEM MAINTENANCE AND IMPROVEMENTS LIST.

The list that was put together in June 2009 for maintenance and repair and infrastructure upgrades was reviewed. Jetting and inspecting the sewer system, which could be done in increments each year was added to the list. It was agreed that the list needs to be prioritized, synced with the work that Bob Pennington has done, and more accurate costs applied to the items.

Scott Leslie will be asked to help with this list.

WATER TANK INFRASTRUCTURE/FUNDING

Chris Lehrman will check into the possibilities of grant money with specialists at SGM.

The survey of property boundaries at the site of the existing 25000 gallon tanks has been completed. Based on this survey and location restriction, the original thought to install one welded steel tank does not appear to be feasible. It would be difficult to hide, and the current tanks would need to be taken offline to do the installation.

An alternative may be installing two 25,000 gallon fiberglass tanks buried in the ground. These could be phased in one at a time. The positives are they can be buried, and installed as the money becomes available. There is room to install two of these tanks adjacent to the current tanks. When the current tanks start to fail – and there is no assurance of how long they will remain useful – they could be replaced by two more fiberglass tanks. The cost of fiberglass vs. welded steel would be comparable. Significant improvements to or re-alignment of the existing drainage system for the tanks will need to be included as part of the project. OMSCO's right to utilize the site must be confirmed, which will require a title search.

Chris Lehrman will have someone in his office come up with better costs.

Les Schaub moved to authorize a title search on the property under consideration for future water storage at a cost not to exceed \$500.00. Chris Lehrman seconded the motion. The motion was approved unanimously.

Chris Lehrman moved to adjourn the meeting at 8:00pm. Les Schaub seconded the motion and it was approved unanimously.