

## Call to Order – Dale, 7:01

## Roll Call | Attendance – Scott

**Attendees** – Dale Olson, Dan Heimbigner, Scott Hanson, Josh Stensland, Sue Driza (82 Lamplight), Rusty Roberts, Pete Adams

## Approval of Minutes from October 8, 2025 – Dale

## Treasurer's Report – Treasurer Dan

- Letters sent to those in arrears
- Dale and Dan are visiting one (16 Fireside) (certified letters failed after a month)
- General process - letter sent, then lean on the home, last option to turn water off. (idea: small claims court?)
- P/L - over on 5 items, (mowing, tree maintenance, irrigation system maintenance)
  - Under on other items, net around same

## Committee Reports

- Water/Irrigation – Pete Adams
  - Water use was less than estimates
  - Free tool - asset management program through the state (catalog components)
  - No hydrant maintenance necessary this year, yay!
  - SOC/VOCs every 3 years
  - No computers related to water systems (they are all mechanical) - no fear of hacking
- Grounds Maintenance – Dale and Dan
  - Leakage on Candlight (drainfield) - resident says it has been fixed (new field, etc.)
  - Dan and Dale took down a big tree
  - One dead, around 50 candlelight, lumber poplar, the top is dying.
  - Pond islands have been trimmed (4 hour job)
    - Tim Gram helped w/ boat
  - Need to talk with Mary about feeding the ducks, it's not helping.

## Old Business

- Our snow removal contract with Alpha is current through March 31, 2027
- Stay Green Sprinkler proposal
  - Startup, shutdown, and on call for support on major problems
  - Troubleshoot the electrical shorts on the berm (mice in the boxes eat the wiring)
  - Dale to sign and send to Scott for records
- Members behind in payments (4 total #q,4Q behind) 16 Fireside

## New Business

- Pond blowout hydrant - Long time dripping, running hydrant (annual leaks reported)
  - Pete and Rusty - Richard Russel (R3 Excavation) (timeline: Nov/Dec)

- Main shut down (2 valves will isolate and avoid resident shutoff)
  - New isolation valve being added, to avoid future main shutoffs
  - \$6300, funds are already set aside in the maintenance account
- Draft hydrant - repair work on fire suction at the pond
  - 5" cap, difficult to make a fit for a pump, Pete still working on the solution
  - Rusty suggested a different approach to the fitting size, options.
- Land sale discussion – 13-acre intersection of Love and Valley center
  - Taylor construction, planning for the roundabout (Russ Olson, engineer)
  - Want to buy 0.7 acres on the corner, from our park
  - More details needed from their plan
  - Process for selling land - it is a membership decision
  - A survey of the land is necessary, maybe we could get them to survey the whole park and get it approved as park land (?) County might be responsible
- Transition planning with Board members stepping down
  - Zoom account is Dale's personal account, new president will need to figure out
  - When contracts are due
  - When the pond gate open/close
  - Dan/Dale happy to continue helping maintenance, can continue attending the meetings
  - Each board member to talk with 2 more home owners
    - Get their emails, and attend future board meetings
- Suggestions for new board members
  - Rusty? (I'll do it again, if I have to...)

**Adjourn:** 7:44