Ochoco West Water and Sanitary Authority
September 10, 2024
Board Meeting

Mary calls meeting to order at

Board Members Present:
Mary Scrocca
Mike Papin
Rick Lopez
James Dunkin

Guest Present
Kathy Friese-staff
Jamie Helms-staff

Roll Call all others present

Public Comments/Open Forum Speakers
None

Changes to the Agenda None

Approval of Minutes
James Dunkins name spelled wrong and also Leslie Young
Motion to approve the August 13, 2024 minutes as presented by Mary. second by Jim
No further discussion, motion carries unanimously.

Staff Reports
Sanitary Report no corrections as read
Water Report no corrections as read

Financials
Payroll
Motion to approve the payroll as presented by Rick, second by Ross
No further discussion, motion carries unanimously.
Bills
Motion to approve the bills as presented by Ross, second by Rick
No further discussion, motion carries unanimously.

Maintenance
Weed Specialist. Debbie Wood came out to help control the weeds especially knapweed. She helped Jamie with some chemicals that would help stop some of the smaller spots. She will help make us a treatment plan.

UTV...since this is considered a maintenance issue, Jamie can look into the cost of purchasing a used UTV. She will bring the results to the next meeting

Joe Fisher Dam Inspection…inspector from the state stated that it looked a lot better than the last time he was out. Rick stated that Ray Sr always weed eated the dam every year and it really needs to be done.

Old Business

Fire Extinguisher update

All fire extinguishers are up to code and we have purchased some new ones where needed. FirePro will come out every year to check them. Every 6 years they have to be emptied and refilled. Every 12 years they have to replaced.

Backflow update.

Grass masters is currently out to check them for this year. Rick states we should have a black flow for all homes. Mary made a motion to contact legal counsel about this, Second by Mike Grasshopper System table this for now

Horse barn. Rick stated they need to start doing maintenance on the building like paint and fix fencing so it looks better when you first come in to subdivision. Also, they have to move the round pen to the left of the barn and not in front of the building for emergency vehicle entrance. Also, manure should not be grounds anymore and taken to the dump. Need to review lease and

have monthly reports on financials. Mary to get with Ricki to discuss this and report back to the board.

Attorney- Eric talked to Jarred Reid and he can't take on any new customers. Eric to ask him for recommendations and get back to us.

Website Streamline: Mike to make a time to meet with them.

Jamie phone- Jamie will keep her personal phone for work.

out front and taken out of subdivision and not spread around the

New Business

Meeting with Kimberly Young (Grant) and Eric Klann about grant money on bills we have paid. Kimberly will go over the bills paid and compare with Consor invoices. There is about $55,000. Also, Eric talked to Kimberly about money for the springs and maybe having money for the pump automation. Kimberly will get back to us.

Office Expansion

We hiring two new employes so we really needed more room. Jamie and Kathy talked about expanding out to the hall. Kimberly thought that was a good idea. Board agreed to look into the expense and get some bids.

Jim and Mike to find a Wednesday when they could to the bank to add Mike on as a signer.

Mary stated to have a resolution about the late bills and board vacancies, then mail to all property owners at next mailings.

Jamie got the okay to call Greenleaf about coming out and fixing the roof leak in the hall where the old stove use to be.

Meeting Adjourned @ 7:33pm

Executive Meeting open @ 7:34pm
Roll call, all present.

Executive Meeting Adjourn @ 8:49pm

Open Regular Meeting Open @ 8:50pm

Rental owned by OWWSA: Mary made a motion to have a new rental agreement for 2025 which will include a new monthly rent of $1075.00 monthly for the year. Rental will be reevaluated at the end of 2025 for the coming year. Board will let current renter know about a new contact coming the beginning 2025. Second by James, motion carried with no further discussion, motion carries unanimously.

Motion by Mary to get with current employees to collate an offer of employment to include, duties, pay, and benefits. Second by Jim, motion carried with no further discussion, motion carries unanimously.

Motion by Mary to contact the following people for Utility Clerk interviews

Deneice McMallster
Karin Jackson
Loralei Plummer

Second by Jim, motion carried with no further discussion, motion carries unanimously.

Motion by Mary to contact the following people for Utility Technician interviews:

Troy Poole
Kenneth Moody
Justin Leith

Second by Jim, motion carried with no further discussion, motion carries unanimously.

Meeting Adjourned @ 8:55 pm

Member Terms
2026-(1) Richard Lopez /(2) James Dunkin /(3) /(4) /
(6) Michael Papin (3) Ross Scrocca
2025-(5) Mary Scrocca /(7) open