

Minutes of the Timbers Water & Sanitation District Board Meeting
Zoom Remote Meeting
December 9, 2024

Members Present: The following Directors were present and acting:

- Ms. Jodi Lightfoot, Vice President
- Mr. Larry Ioffredo
- Mr. Gary Osteen
- Mrs. Erica Fisher
- Mr. Mike Lomas, Chairman and President

Managers:

- Kasey O'Halloran

Call to Order: The Regular Meeting of the Board of Directors of Timbers Water & Sanitation District was called to order by President Lomas on December 9, 2024, at 6:00 pm, noting a quorum was present.

Consent Agenda: The Board reviewed the regular meeting minutes from November 2024. The financial statements and the AR report were reviewed from November 2024. Upon motion duly made by Mr. Ioffredo and seconded by Mrs. Fisher it was

RESOLVED to approve the consent agenda.

Invoices: Invoices for November 2024 were reviewed and approved for payment. Upon motion duly made by Mrs. Fisher and seconded by Ms. Lightfoot, it was

RESOLVED to approve payment of the open invoices.

Transfer of funds from TWSD to TWSWA Enterprise:

None needed

Manager's Updates: John Fitzgerald – The Board discussed the continual violation notices that John keeps getting due to the ammonia two year rolling average. The Board has formed a sub-committee to meet with John and Mary Andre as soon as possible. The Board will attempt to get this handled immediately with tank heaters or other small measures to see if this will help resolve the violation issues. The topic of internet at the plants was discussed. Zirkel can not provide service in that area. Ms. Lightfoot suggested Centurylink Fiber Optic as an option for this access. Mr. Lomas will continue to work on a solution.

New Business: Water Tank Painting – Mr. Lomas has been researching how to get the rust spots on the Water Tank painted. Mr. Lomas will continue to research this situation.

Old Business: Zirkel Wireless Contract – Mr. Lomas stated that he had received a contract from Zirkel and the Timbers legal team has reviewed it. Mr. Lomas is hesitant to allow the exclusivity that Zirkel is demanding with their contract as there could be community services that will want to access the water tower in the future. Mr. Lomas would like to alter the wording to restrict exclusivity to just cell/internet providers, not lock out community service agencies. He will continue to complete this contract.

Lot 1 Easement Reimbursement Status - The Board is awaiting Ms. Sherman's response in regards to the credits that the Board requested.

Reserve Investments – Tabled until next meeting.

EDU and Water Meters – Mrs. Fisher did some research regarding how to handle this situation. Legal counsel issued research and questions to Mr. Lomas on the topic. Mrs. Fisher suggested that square footage be utilized for anyone deriving income from their property. Due to the unique PUD situation in the Timbers neighborhoods, there is a cost of doing commercial business in the area. The Rules and Regulations

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will have to be altered to detail this change. The Board discussed how the details of this would work. Mr. Lomas proposed the creation of a subcommittee, chaired by Mrs. Fisher with the attorney present. This conversation will continue next month.

2025 Budget – Mrs. Fisher made a motion to pass the three resolutions to adopt the 2025 budget and to set the mill levies for both the Sewer and Water subdistrict and seconded by Mr. Osteen. It was passed unanimously.

With business concluded and upon motion duly and unanimously approved, it was
RESOLVED to adjourn the regular meeting the Timbers Water & Sanitation District Board of Directors
At 7:21 pm, this 9th day of December 2024.

Respectfully submitted, Kasey O'Halloran
District Manager, Timbers Water and Sanitation District