

**MEADOWLAND WATER USERS ASSOCIATION
NOVEMBER 3, 2016**

A meeting of the Board of Directors of the Meadowland Water Users Association was held on November 3, 2016 at Loren's Auto Repair at 7:00 p.m..

John Peterson, President, called the meeting to order at 7:02 p.m..

Present were Paul Menssen, Brent Foley, Red Janzer and Karl Erickson. Also present were Loren Sallee, Operator and Erinn Zindt, MAP Representative. Users present were Vanessa Ross and Greg Foley. Rita Graham, Secretary, was present via speaker phone.

This meeting was conducted as a round table discussion. The discussion concerned the by-laws of the homeowner association as existing and potential changes. It was pointed out that the by-laws state there must be a President, Vice President, Secretary and Treasurer. Discussion was held as to whether these officers are elected by the users at the annual meeting or are the directors elected by the users and the elected board choose their President, Vice President, Secretary and Treasurer.

Greg asked if the Board has the ability to file suit against those that do not pay their water bill. Discussion was held concerning the options, many curb stops are hard or impossible to find, letters are sent and ignored, we have the ability to place a mechanics lien, however, we do not get the money unless they sell or refinance their house. Currently there are 2 customers that are severely delinquent. 214 Fox Hill and 206 Fox Hill. Rita will send them certified letters stating we will be placing a lien on the property.

Question arose on whether this meeting is to go over the by-laws or to include the rules and regulations for the water system also. The Board members stated they wanted to talk about everything together.

Discussion was held to charge a disconnect and reconnect fee as well as charging the customer for installing a curb stop on their property.

Brent stated he would like to clarify how the Declaration of Incorporation and the Declaration of Covenants and the original by-laws all work together. There seems to be a contradiction between the 2/3 of the property owners and the 60% of the lot owners provide a quorum.

Loren stated that the last Nitrate test had a result of 7.04, which is good.

It was agreed that once all questions are answered by the attorney, Loren will send the by-laws to all board members, once everyone agrees it will be sent to all property owners to get a vote agree or disagree. An annual meeting can then be set up to elect officers and discuss the nitrate issue.

It was pointed out that Rita has served as Secretary/Treasurer but is not a member of the Board and in fact is contracted. Loren stated he has found a new bookkeeper for the system. Rita will turn over the Meadowland books in December.

Loren will check to be sure there is an Errors and Omissions policy with our liability insurance.

The ballots will be sent by certified mail with a return stamped envelope. Only 1 vote per lot is allowed.

It is hoped that the new by-laws will be sent between end of November to mid-December. Loren will put the new by-laws on the website as soon as they are approved by the Board. This will also include requests for nominations for officers on the Board to be elected in January. The annual meeting is tentatively set for January 26, 2017. It will imperative to have a quorum of the users in attendance at the annual meeting in order to vote on the Board of Directors.

Having no further business.

The meeting was adjourned at 8:38 p.m..

Minutes approved at the January, 2017 meeting: _____

President

ATTEST:

Secretary