

**Squires Grove Management Association
Park View Room Elm Grove Library 6/4/07**

Meeting Notes

1. New Board Members were officially appointed per Homeowners votes of March 12th 2007.

Rick Ormsby: President: Marcia made a motion for Rick as President; Glen seconded the motion, voted on and approved 6 Yes - 0 No.

Scott Wozniak: Treasurer: Frank made a motion for Scott as Treasurer; Glen seconded the motion, voted on and approved 6 Yes - 0 No.

Frank Falsetti Secretary: Scott made a motion for Frank as Secretary, Glenn seconded the motion, voted on and approved 6 Yes – 0 No.

2. Treasures Report.

Liz Watry is in the process of changing over the Treasurers books and checks to Scott. The 2007 Homeowners checks are arriving and being deposited as they arrive.

Scott presented the Treasurer's report and a motion was made by Rick to accept it as presented and that motion was seconded by Frank and approved as presented 6 Yes – 0 No.

Marcia Requested that a monthly budget be developed so trends can be recorded and looked at as needed. Marcia also stated that The Condo Association would appreciate the monthly budget so all Squires Grove better understands each groups needs. An annual budget doesn't provide enough documentation to best serve the Association. Rick noted her request and will work to provide a monthly budget.

3. The Water Trust.

Scott reported that the Water Trust is doing well although there are 3 concerns that require attention.

1. The DNR has begun discussion on further restrictions to Squires Grove Water Trust. Water Chlorination may be required if the bacteria

levels exceed limits anytime during the past ten years. Our water has not exceeded those levels per the records Municipal has. Radium levels are higher in the deep well so our water is mixed between the two wells to keep our drinking water below DNR radium limits. All water levels are good and are maintaining acceptable levels.

Anyone can access the DNR Water Report by accessing the DNR website. Scott will follow-up with the web site address for future reference. Mary asked for a written copy of the Water Trust Report for the Squires Grove Condo Association records.

The DNR is also requesting the number of gallons pumped from our wells on a monthly basis and presented in an annual report. Scott pointed out that one of our meters is not recording accurately and because of the DNR's request a new pump meter will be required in that well.

2. Scott presented to the Board his Company W2Group LLC. W2 Group LLC proposes to manage the Water Trust responsibilities for DNR reporting, monitoring the day to day activities of the wells and to be the 24 hour a day 365 day a year "On Site" liaison to Municipal Well & Pump when Municipal receives alarms from the wells. Scott is no longer able to monitor these Water Trust issues without compensation. (Scott has been filling this responsibility at no charge as former Squires Grove Management Association President) Scott noted that the three previous Water Trust Managers were paid for the same work.

Rick (Seeking 2 Homeowners Association members) and Marcia (Seeking 2 Condo Association members) will establish a volunteer committee to report to the Management Association on The Water Trust by the September Management Association meeting. The Committee would evaluate The W2Group LLC Proposal of \$250 per month for monitoring, liaison, physical inspection, etc., discuss with Scott the current responsibilities he has managing the Water Trust, and to help Rick develop some guidelines/expectations for the Proper Use of Squires Grove Water. A formal vote will be taken in September on W2Group LLC's proposal.

Glenn pointed out that The Summer is the busiest time of the year for the proper management of the wells. The reservoir needs to be cleaned in the summer and an annual report should also be developed. Scott reminded us that a back-up generator proposal was obtained last year. Glen asked that additional bids need to be collected and the scope of the bids evaluated. Scott also recommended that the alarm system upgrade proposed last year be re-considered and installed soon. With all these initiatives and

requirements, we must not allow the Water Trust Management to falter. As an alternative, Scott (W2 Group, LLC) offered to continue the monitoring for a flat rate fee of \$85.00 per hour if the proposed \$250 per month flat rate was not preferred.

There was discussion before this measure (Scott acting as Water Steward) was voted on, with respect to a Board Member being compensated for duties performed, as a potential conflict on interest. It was decided, that in lieu of no Water Management, a motion would be made to approve a temporary measure through September. A permanent maintenance contract will be voted on at the next meeting.

Glenn made a motion to pay Scott (dba W2 Group, LLC) the proposed \$250.00 per month to continue managing the Water Trust through September as a temporary measure through the busy summer period. By September the Volunteer Committee will be able to report their findings to the Management Association. Marcia seconded the motion, voted on and approved 4 Yes, No 1 (Rick) and Scott abstained.

3. Mapping the Water Mains. A current plan that maps the existing water mains is a priority as the infrastructure ages. Knowing the location of the mains would help for faster repairs when required. Especially in Winter Conditions when response time is critical. Scott will check with the Village to see what they may have to begin the process of resolving this issue.

4. Next Meeting. Scheduled for September 10th at 7:00 Pm in the Village Hall Park View Room. (Confirmed on 7/6/07 per Mary Strobel)