

December 10, 2022

Michael Wade, Amy Karcher  
Lowell Howlett  
Dan Fillion, departed at 10:30 AM  
Michelle Fillion- phone

Michael Howlett's contract is expiring- we will not renew it. He can transition to an hourly contractor, like Lowell. We need to get hourly contractor contracts in place with both Lowell and Michael for 2023.

At some point, we should consider whether we want to have contractor vs employee arrangements. Historically did not want employees due to the added cost and HR / payroll aspects, but there are concerns with worker's comp situations. If a contractor gets hurt on the job- it's on them and that's not really fair to the contractors. Also, there are many payroll/HR SaaS providers who can fill that function- and costs are not significant.

We send statements to owners who are behind, but do we send statements to owners if they are paid ahead? Amy didn't think we did, but it would be a good idea- maybe at least quarterly? Ideally we'd have a portal members can log into to see their balances, but we're not there yet. Amy is looking into potential add-ons into Quickbooks for member communications and possibly credit card payments. She needs admin access to explore these options in Quickbooks- so needs Gary to assign Admin access to her.

Dan Fillion gave a water report. We've used 369k gallons. The Idaho Rural Water Association (IRWA) can help us assess whether our billings are sufficient for a sustainable water association. They also teamed up with the National Rural Water Association- and engaged a law firm to file a cost recovery action in the event we have PFAS contamination. PFAS is Teflon which has been used as a pipe joint sealing compound in our water system, it may or may not be present in our water system and many others across the country. We do not currently test for this compound., but given the MCL (max contamination level) is 4 parts per Billion, that means that if there was even a small amount that made it in to our system EPA/DEQ could require us BLW/POA to mitigate the issue at our cost. Seems reasonable to join, in the event there is a cost recovery action at some point in the future. Subsequent to the Board meeting, the topic was discussed with the full Board over email and the Board members approved joining.

Lowell gave an update on maintenance. The Dodge is running again. We've already worn out the shoes on the Ford. Dillion Rich made 4 shoes for the tractors- with 1" shaft; trucks have ½" shaft. Made of hardened steel. Fuel is at ½ tank. Diesel is mixed for winter. We have new chains that are working great. At 11:00 AM, Brad Jensen and Todd Boehme joined the meeting. There had been conflict over whether the County owns the 1200 feet of Mountain Way dedicated to the County by the POA in 2018. It was dedicated with the intent that the landowner would bring it up to County standards. However, the landowner backed out of his plans and sold his land. The County was not acknowledging the dedication was valid with the prior board.

The County acknowledged their Legal department has classified the road as a “substandard county road without winter maintenance.”

In August 2020, the County published Roadway Standards and the road does not meet those standards. They are not going to provide winter maintenance until the County plows are physically able to turn around.

Amy asked whether they would be willing to provide summer maintenance on the road. Brad agreed- they would not be bringing the road up to County standards, but they would be willing to give the road some attention this summer- mag chloride and basic maintenance.

If the landowners beyond Bear Lake West want winter maintenance on their roads, then adding a turnaround further up the mountain will be their responsibility. Until then, the Association is fine providing winter maintenance on the 1200 feet of road, given the County will be providing summer maintenance.

The county generally does mag-chloride once every 2 years- broken into sections. Lowell brought up polymers that last 7-10 years that are less invasive to vehicles. However, the cost is substantially higher, but could be more cost effective over time. Brad agreed to look into alternatives.

Their grader has been trying to crown the roads for drainage. Some of our roads were never correctly crowned. Lowell asked why they push snow against the uphill, when downhill side would have better drainage. It's because we can't drain into private property, just the road itself.

If a road gets bad, call them. They give priority to school bus routes. County acknowledged they have expensive equipment and would be willing to work with us using their equipment, such as graders, etc.