

OREGON WATER WONDERLAND UNIT II SANITARY DISTRICT

55841 SWAN RD, BEND OR 97707

www.oww2sd.com

Meeting Minutes Board of Directors – Regular Meeting January 19, 2023 - 10:00 a.m.

Call to Order: Board Secretary Jeff Okamoto called the meeting to order at 10:00 a.m. Members present; Ricky Keller, Dan DeHaven and Jerry Preston. Members absent; Ann Arritola. **District Employees:** Reed Campbell & Ellie Davis. **Visitors:** None.

Approval of Minutes:

- a. Regular Meeting Minutes of December 15, 2022 were presented for review and approved.

Approval of Bills:

- a. Jerry made a motion to pay the bills for December 2022 as presented. Ricky seconded the motion, the motion carried unanimously.

Accounting Reports:

- a. Profit & Loss and Balance Sheets were reviewed.

Operator Report:

- This month we have encountered three more trash dumping's at Section 25 off Foster Rd. These dumps consist of a large amount of beer cans and plastic cups. Our conclusion is that kids are getting rid of the evidence of a high school party. The authorities have been notified and will keep there eyes out for such things. We anticipate moving the location of the game cameras.
- A large amount of our snow stakes and valve indicators are either missing and/or damaged due to being run over. These will need to be repaired or replaced.
- This month we have resealed the transfer pump. This pump transfers all sewage from our office and shop location to the Section 25 location. This time of year the crew is working hard on rebuilding controllers and bag valves. They will be ready for their summer maintenance rotation. The Section 25/Foster Rd property will need a lot of attention this year with fence repairs and the over growth of trees and brush. Our plan is to reduce the fire danger for us and our neighbors. We will likely seek some assistance from the Forest Service on cleanup efforts.
- The lid at the Wood Duck Rd lift station will need to be replaced in the near future as it keeps getting run over since the pavement keeps getting paved closer to the lid. The location is at the corner of where you turn onto Wood Duck Ct. We will possibly come up with a temporary solution to keep any further damage from occurring.

Old Business:

- a. Billing Software – The new billing software UMS is online and running, replacing the previous software RVS. There still are some features to work out and not ready for implementation yet, but otherwise its working great.

New Business:

- a. Budget Officer – Ricky made a motion to appoint Reed Campbell and Ellie Davis as Budget Officers for the upcoming 2023 -2024 budget year. Jeff seconded the motion, the motion carried unanimously.

- b. Budget Committee – Letters will be mailed to last year’s budget committee members asking if they would be interested in participating again this year. There are currently positions available and each position is a three-year term and information will be posted on the website.
- c. Satterlee Way – The districts wastewater system master plan executive summary explains there are 7 lots across the river (from the marina) that are part of the sanitary district but remain unserved on the west side of the Deschutes River. At this time all lots appear to have structures built and have approved ATT septic systems installed and approved by the county. The board does not foresee installing sewer pipe across the river and some owners are not interested in bringing over sewer services. Another thought mentioned was de-annexation from the district.

Correspondence:

- a. Letter from USDA – A recent letter dated January 6, 2023 from USDA states that since interest rates have increased significantly, is not a sufficient reason for failure to graduate. Also, the district will need to take positive steps to refinance the loans in a full within 90 days.
- b. Email from Octagon Towers – An email was received proposing two offers; one being a ground lease buyout in a lump sum payment of \$375,000, the second being an extension to the current ground lease that continues to pay rent in addition to escalate on the agreed upon schedule, this also includes a \$5,000 incentive signing bonus. The board requests to inquire what the lease extension consists of.

Future Agenda Suggestions:

- USDA Refinance
- Octagon Towers
- Satterlee Way

Public Comments: None

Adjourn: Secretary Jeff Okamoto adjourned the meeting at 11:25 a.m. The time and place of the next meeting is at 10:00 a.m. on Thursday February 16, 2023 at the District Office.

Jeff Okamoto
Secretary

2/23/2023
Date