

Minutes of First Board Meeting
Albee's Water Association
Wednesday, October 12, 2022, 6:55 PM

Call to order:

Meeting was called to order at 6:55 PM MST by President Todd Namath.

Present:

Todd Namath, Anthony Palmieri, Troy Patterson, John Sizer, Roger Abrams, Russ Albee

Guests: Abby Patterson, Renee Albee

Absent: Burrell Albee

Approval/Minutes:

- Minutes were presented, discussion followed re: banking location, meter charges from Wheatbelt and corporate office location, several of which were noted as needing change from the previous minutes and initial by laws.
- Discussion to change corporate office location, motion made by Roger A and seconded by Anthony P to make official change of corporate office location to:

Troy Patterson
103 Albees 3
Lewellen, Ne 69147

- Discussion as to which banking location for association account, previous minutes noted Lewellen Bank. It was decided to make official bank of Albee Water Association the Adams Bank of Ogallala. Motion made by Roger A and seconded by Anthony P to finalize the change.
- Motion made by Abby P to approve minutes, seconded by Roger A. Minutes amended and approved.

Unfinished/New business:

- Russ Albee brought up issue of who would be certified by the Board to collect water samples. It was decided that current certified collectors such as Russ, Renee or Burrell Albee would be used until a Board member could be certified.
- Renee Albee brought up website development status by Jeff Dunn, current member of the Albee Road Maintenance Assoc. Board. He is currently working on setting up a site, and will need feedback from the Albee Water Assoc. Board to add pertinent info. Renee also updated the board that prorated water bills have gone out to all but TWO individuals needing them at this time. There will be a large all member mailing going out on or just prior to January 1, 2023 which will include ALL members who are currently receiving water service.
- Troy Patterson made suggestions regarding the criteria for water board members. Discussion followed and suggestions made. Board members agreed upon description that board members shall be permanent community members as defined by having a current mailing address within the Albees 3 or 4 subdivisions and have an occupancy of that address of at least 6 months of each calendar year. A motion was made by Troy P to accept the recommendation, and seconded by John Sizer. Motion passed.

- Discussion regarding trailer park water issues, prices, land ownership and maintenance and repairs was had. It was determined that there are many mitigating factors that need additional research in order to make formal recommendations and decisions. It will be necessary to invite or have discussions with AL Patterson, owner of trailer park. Also, water board President Todd Namath will consult with attorney to see what issues might need to be addressed to move forward.
- Board President Todd N presented to the Board a letter from members Burrell/Lisa Albee regarding the generator, land lease for generator, and terms therein. The letter is registered with the Board Secretary Anthony. In order for there to be official response, Todd N will ask for a lease contract agreement from Burrell/Lisa Albee to be presented back to the Board. As a matter of record, the same request will be made to Russ/Renee Albee and John Sizer. Those individuals will be reviewed for exemptions to the annual water fee due to their current and ongoing service to the community and Board.
- John Sizer brought up the concern that an electric meter near his shop may have the well located nearby on it. He reported unusual high electric bills, the issue will be investigated and reported back to the Board at next meeting.
- Generic open discussion was had about future well needs, costs, fees and maintenance costs. Some ideas and concerns were voiced; more to follow after additional information is gathered and processed.
- Subdivision maps were provided by Renee Albee for John Sizer. John will research all water lines, well locations, shut offs and other pertinent geographic and maintenance needs that should be on a central map. For future use and consideration.

Next Meeting:

The next meeting of the Albee Association Water Board will be Wednesday, October 19, 2022 at Secretary Anthony Palmieri's residence, 116 Albee 3, Lewellen,, Ne 69147.

Adjournment:

A motion to adjourn was made by Roger A and seconded by John Sizer, meeting adjourned at 9:15 PM MST.