

Minutes of Second Board Meeting
Albee's Water Association
Wednesday, October 19, 2022, 6:40 PM

Call to order:

Meeting was called to order at 6:40 PM MST by President Todd Namath.

Present:

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

Guests: Abby Patterson, Jeff Dunn

Absent: Burrell Albee, Russ Albee

Approval/Minutes:

After review and no discussion, Anthony P motioned to approve the minutes as presented, seconded by Troy P, motion passed.

Old Business:

- President Todd N followed up with Lisa/Burrell Albee and requested that they provide a lease document to the Albee Water Board in response to the letter they presented at the last meeting. The Board will take this up again upon presentation of the letter.
- After discussion with our attorney, Todd N also clarified that for the record the Albee Water Association is a non profit corporation.
- John Sizer presented back to the board an initial draft of the updated community maps showing the water lines, hookups, wells, and other landmarks. It was discussed that he would continue to update them into a final version, and copies will be secured for the Association records. John will retain all originals for now for continued updating.
- Abby P followed up with Adams Bank of Ogallala to see about setting up an account for the water association. She presented the necessary requirements and will follow up with our attorney to secure them and move forward with the opening of an account once initial funds of \$200 are secured. It was discussed and decided by the board to have BOTH Troy and Abby Patterson as signers on the account along with ONE more board member TBD.
- Roger A followed up on the issue regarding a meter conflict with John Sizers shop property. It was clarified that the one meter is for electric for BOTH the well and the shop, and that as such monies may be owed back to John. This issue was tabled for final discussion at the next meeting.

New Business:

- Discussion was held regarding the ownership rights to the actual land on which the 7 wells that will be soon in possession of the Albee Water Association are located. It was determined more information and follow up was needed to further pursue this topic.
- Troy Patterson informed the board that he has been authorized by Al Patterson to serve as his representative regarding any and all issues that may arise which affect the trailer park properties and the owners' interests as such under Al and Dee Paterson Trailer Park.

- A lengthy discussion was held regarding transitioning the trailer park water billing over to Al Patterson and the trailer park ownership under Al and Dee Patterson Trailer Park, and the Albee Water Association doing ONE billing to the trailer park instead of individual billing all residents.

It was decided that Troy P would consult with the trailer park ownership and be prepared to address this issue at the next water board meeting and the board would make a final decision at that time with more information in hand.

- Discussion ensued about finalizing all water rates to all residents for 2023. It was determined that this issue will be tabled for final decision to be made at the NEXT board meeting.

- A presentation was made to the Albee Water Association Board by Jeff Dunn, member of the Albee Road Association Board regarding their pursuits and development of a web site for business dealings.

---Jeff has secured the name: albeesub.com as the domain name. Jeff presented the board with a detailed letter regarding the initial set up and hosting costs from Blue Lakes Websites. The letter is on record with the Water Board Secretary.

---Discussion ensued that the Water Board was in complete agreement that we should work in cooperation and tandem with the Road Board, and share the start up and ongoing expenses for the web site. A motion was made by Roger A and seconded by Troy P that the Albee Water Association would share all web costs and partner with the Albee Road Association in the development of and finances for the web site. The site can then be used by BOTH Boards to share information, update members, potentially have a pay site, and more. Motion passed.

- The Board discussed adding Abby Patterson to the Board as an official new member. She would then serve as Co Treasurer with Troy P and Co Signer on the Albee Water Association checking account.

---President Todd N made a motion to formally appoint Abby Patterson as the 6th full time member of the Albee Association Water Board. Motion seconded by Troy P, passed unanimously.

Next meeting of the Albee Water Association will be held on November 16, 2022 at 6:30 at Anthony Palmieri residence.

Adjournment:

Motion to adjourn made by Anthony P, seconded by Roger A, Passed, meeting adjourned at 8:30 PM.