

Minutes of Third Board Meeting
Albee's Water Association
Wednesday, November 16, 2022, 6:32 PM

Call to order:

Meeting was called to order at 6:32 PM MST by Secretary, Anthony Palmieri

Present:

Anthony Palmieri, Troy Patterson, John Sizer, Roger Abrams

Guests: Burrell Albee

Absent: Todd Namuth, Abby Patterson

Approval/Minutes:

After review and no discussion, Roger A motioned to approve the minutes as presented, seconded by John S, motion passed.

Old Business:

- Discussion was held regarding start up funds for the water association. Burrell Albee represented the Albee family and it was agreed upon that \$1500.00 would be made available for startup funds for the association pending a full asset evaluation and actual account funding number.

- Troy Patterson provided the Secretary, Anthony Palmieri with the official EIN number from the state. That number will be filed with the Secretary for future use.

- The generator/land lease agreement between Lisa/Burrell Albee and the Albee Water Association was discussed. It was agreed upon and accepted by the Board to have a electric only agreement with Lisa/Burrell. "in lieu of rent payments, there is no charge by Tenant to Landlord for use of Back-up generator on building on the leased land that remains in control of Landlord, and on Residence located at 125A Burrell's Replat, Albee's fourth Subdivision, Keith County Nebraska."

Motion made by Anthony P to accept the terms of the agreement as written, seconded by Roger A. Passed unanimously.

It was also mentioned that the service of the propane tank supplying the generator needs to be transferred into the water association name with Wesco. Follow up with Renee Albee will be necessary.

- Discussion ensued regarding the water meter conflict with one of the wells and John's shop building. John has currently been paying the electric. There was agreement NOT to install a new service line, but to have the Board and property owner split the current \$52.00 monthly service fee. Roger A would than read the meter at quarterly intervals each year, and the Board will then settle up with John Sizer on any funds owed. This agreement TRIAL RUN will begin on January 1, 2023 with initial meter reading by Roger A at that time, followed by April/July/October readings. Motion made by Roger A to accept these terms and move forward with a trial year....seconded by John S. Passed unanimously.

- Discussion followed on the issues of the trailer park water fees and overall water fees for the entire subdivision. A lengthy discussion ensued, summarized by the following:

- a. ALL residents and property owners receiving water from the Albee Water Association will be charged the annual fee of \$400.00/year starting on January 1, 2023. There will only be one bill yearly.

b. The Albee Water Association will bill the Al and Dee Patterson Trailer Park one time a year, January 1, 2023, with the stipulation that they can pay the bill on a quarterly basis. That bill will consist of billing for 27 lease agreements at \$400 each as reported to the Water Association Board by Al/Troy Patterson. Those numbers could possibly change in the future.

New Business:

- The web site continues to be developed, and the initial template has been created. This was shown to all in attendance. The Albee Water Association will disburse \$450.00 to the Road Association upon finalization of the bank account for our portion of the startup costs of the web site.

**Next meeting of the Albee Water Association will be held on TUESDAY, DECEMBER 6, 2022 at 6:30 PM
at Anthony Palmieri residence.**

Adjournment:

Motion to adjourn made by Anthony P, seconded by Troy P, Passed, meeting adjourned at 8:38 PM.