

STEP Board Meeting
May 22, 2014
Minutes

The meeting was called to order at 4:11 pm.

In attendance were Directors Mr. Pruitt, Mr. Sadoian, and Mr. Weiss. Absent was Mr. Caudill, Mr. Williams and Mr. Tanner. Also present was Ms. Hill.

The first item on the agenda was the approval of the April 24, 2014 minutes. Several corrections were noted and the item was tabled until the June meeting. Mr. Weiss will send out a corrected set of minutes.

The next item was the approval of the May financials. Mr. Weiss stated that Mr. Caudill had reviewed the February financials and that they were in order. Mr. Caudill has reviewed the May financials and they were representative of our financial performance and in line with our expectations. Mr. Sadoian made a motion to approve the May financials, Mr. Weiss seconded the motion and it was approved.

There was a brief discussion regarding the maintenance of the website. Mr. Weiss stated that there were several email exchanges between Mr. Muretta regarding his continuing to maintain the website. Mr. Muretta stated that he would prefer to keep the control of the website and would do the work for the same amount as Mr. Holstein which was \$100. Ms. Hill stated that she would contact Mr. Muretta to see what he really wants to do and what is the status of our website.

The next item on the agenda was to finalize an accelerated schedule for imposing liens, judgments, and foreclosures. There was a detailed discussion and it was agreed that the board will begin a new process as follows. 1. 30 days after due date for assessments, it will be considered late if not received. At this time a letter will be sent to the member from Kalles regarding nonpayment. 2. If the payment is not received by 90 days, Kalles will notify Mr. Alexander who will go to court to place a lien on the member's home. 3. If the payment is still not received by 150 days, the Board will review the case and decide what legal action to pursue.

The next item on the agenda was the report on the number of inspections to date. As of May 22, 2014 there are 42 members who have not complied. Mr. Weiss stated that he was working closely with Susan Anderson to monitor the numbers. Ms. Hill stated that she was monitored the flow rates through the Mag Meter and it seems to be between 50 and 60 ccf's per day. Based on these readings, the May-June invoice should be as low as the March-April or lower.

Mr. Weiss suggested that we notify all of the realtors that we expect the seller to not only pump out their tanks, but to have an inspection for ground water leaks reported by the company doing the work. He went on to say that if we have an earthquake

everything that we have done to eliminate the ground water could we erased in five minutes. The discussion was favorable to doing this and it was agreed that we would discuss this at a future meeting.

The discussion then focused on the process that the Board will follow for dealing with those members who have not complied with the inspect/repair mandate. Mr. Pruitt stated that we should first attempt to contact each of these members by certified mail informing them that they are among the 20 plus members that have not complied. If we determine that they have not complied. We will schedule the work and notify the member when the vendor will be coming to their home do the inspection. If we are told that they will not permit the vendor to come onto their property, we will then have to get a court order.

There was no further discussion and the meeting was adjourned at 5:08pm.