

MADRONA BEACH COMMUNITY WATER SYSTEM

Board Meeting Minutes

June 3, 2026

BOARD MEMBER ATTENDANCE

Laurie Cook
Jeff Erwin
Scott Lawhon
Diana Nestor
Ryan White

SHAREHOLDER ATTENDANCE

None

I. CALL TO ORDER

The meeting was called to order by Ryan at 6:42pm. A quorum was present.

II. SHAREHOLDER COMMENTS

None.

III. MEETING MINUTES

Jeff E. moved to approved the minutes of the May meeting. Scott seconded. All in favor.

IV. TREASURER'S REPORT

A. Status Report: 2026 Water Fee Invoicing

We did not review financials this month. We reviewed the eight outstanding shareholder water fee payments and agreed on a plan to follow up with these shareholders ASAP.

V. WATER SYSTEM OPERATIONS & UPGRADES

A. Status Report: Testing for Leaks

Several additional leaks have been identified and fixed. Water flowing at the Yacht Club has decreased since repair of the leak at the top of Olympic. This was a leak in the main, not related to the meter that was previously replaced. The specialist contractor who is testing for leaks will be back on the job in a couple of weeks.

B. Generator Update

The new generator is in, the propane tank is in and full, the old tank has been discarded, with a credit for 90 gallons of propane. Before paying the final invoice, we need to confirm that it has gone through final testing.

C. CCR & WUE Goals

Customer Confidence Report: Laurie to post online, email, and provide copies at the annual meeting. We

have until 7/1/2026 to send this to the Department of Health.

WUE Report: Our water loss is currently at 28%. We agreed to advise the State that we intend to lower it to 20% in three years. We need to let Quality Water Care know our goal.

D. Ziplly Locates

Discussion about whether we can bill Ziplly back for the locate fees incurred for their fiber installations in our neighborhood. To be discussed further.

VI. OLD BUSINESS

A. 2026 Annual Meeting

Shareholder notification, agenda, and overall game plan were finalized. Laurie will send out a letter announcing our new meter read tool with certificate numbers. Laurie will ask Tobin to add average daily usage to the tool.

B. New Quality Water Care 2026 contract

Rates have doubled in the past four years. QWC is expensive, but they do quality work. Laurie will ask attorney Greg Gilday to review the contract and provide feedback (up to \$1,000).

C. 2025 Taxes

We need to amend our 2025 taxes to include depreciation on the new equipment, including the new well, generator, and connection upgrades. Jeff will take the lead on this.

VII. NEW BUSINESS

A. Insurance Renewal

Our new policy adds the well site building (not the shed) for just a \$100 per year increase.

B. Poison Hemlock at Burke and Olympic

Discussion about how to handle this issue. The hemlock cannot be burned or mowed but can be sprayed. We will send a polite reminder to the shareholders.

VIII. ADJOURNMENT

The meeting was adjourned at 8:21pm.

Next Board meeting: August 12, 2026 at 6:30pm.

Respectfully submitted, Laurie Cook, Board Secretary