



SCOTT LAKE MAINTENANCE COMPANY
BOARD OF TRUSTEES

Annual Meeting
May 9, 2026 @ 10 am
Zoom and in the Community Center

Called to Order at 10:00 am

Roll Call – Board of Trustees Present:

- Eric Riffe • Tom Culleton • Theresa Parsons • Judy Zygar • Jim Johnson • Julie Orcutt
- Tom Friedrich

Pledge of Allegiance

List of accomplishments that were accomplished this year:

1. Replaced Floats in the upper reservoir that signal for pumps to come on and turn off.
2. Repaired the generator at the lower booster station.
3. Replaced 200+ meters to radio read
4. New cameras in the park
5. New Fencing and gates at the park
6. Grant application submitted for new wells or PFAs treatment
7. Signed a contract for the installation of a new telemetry system
8. Hired an engineer to develop a strategy plan to replace the water distribution system
9. Received \$145,000 for PFAs settlement
10. Installed additional cameras in the park
11. Processed liens on properties that have/had large past due balances – total collected so far: \$16,000. Two properties have also been liened for non-compliance with our covenants for yard maintenance
12. Brought back the off-duty sheriff patrol
13. IT and Billing

Water System Improvements:

- Upper reservoir floats were replaced, which signals for the pump to come on and turn off. This was not the sole cause of the communication issues, though.
- The generator at the lower booster station was repaired and is now operational.
- Over 200 meters were upgraded from analog to radio-read. New meters are more sensitive and now detect low-volume leaks that older meters missed.
- A grant application was submitted to the Department of Health to fund design and hydrogeological investigation for new wells to address PFAs contamination. If a deeper, PFAs-free aquifer is not found, the plan will pivot to designing a treatment system.
- We signed a contract with AET, Advanced Electrical Technologies, to install a new

telemetry system, replacing our 20-year-old system.

- We hired Gray and Osborne to develop a strategy plan for replacing the aging water distribution system. A phased replacement map is available if anyone wants to see it.
- We received a \$145,000 PFAs settlement that was from a class action lawsuit against 3M, DuPont, and two other companies. The funds were placed into the water budget and earmarked for the telemetry system.

Security in the Park:

- New cameras were installed in the park last year; additional cameras will be added to the lower parking lot this year due to low camera coverage.
- New gates replaced the unsafe cables across access points, and new fencing was added to prevent unauthorized vehicle access (quads, motorcycles) between the golf course and upper parking lot.
- A chicane-style fencing approach is being implemented to restrict unauthorized vehicle entry.

Off-Duty Sheriff Patrols:

- The board has brought back paid-off-duty sheriff patrols, with deputies present a couple of days per week, sometimes in undercover vehicles.
- We now see the sheriff out here on their time more frequently as a result of the arrangement, incorporating it into their standard duties.

Liens, Non-Payments & Covenant Compliance:

- The board has collected \$16,000 plus legal fees through liens on non-paying properties. Legal fees are ultimately billed back to the homeowner, not the association.
- Three liens remain outstanding.
- Two properties are currently in non-compliance with covenants; legal letters have been sent.
- Water shutoffs are now being actively enforced for non-payment. Payment plans are available; just contact Penny in the office.
- Penny was acknowledged for her customer service in working with the residents on the payment arrangements.

Billing, Staffing & IT

- The board is actively working towards hiring a part-time employee to bring billing in-house, reducing the reliance on an external vendor.
- The board hired Olympia Computers as our IT vendor to modernize systems, consolidate billing for cameras, telemetry, and IT equipment under one contract, and update the community website.
- The board acknowledged that it is unsustainable to rely on volunteers to manage a system serving approximately 600 water connections and 685 properties, and the need for appropriate investment in personnel and technology.

SLMC Member Comments and Board Responses – 30 minutes 3 minutes per member to speak.

The board was asked whether the DOH grant would cover the cost of drilling new wells or just

the exploration. Theresa explained that the grant money is intended to cover the design and hydrogeological investigation phase. The \$145,000 settlement that was received has been earmarked for the telemetry system.

Theresa explained that the water rights belong to the state; the community holds rights to draw water, not ownership of the water itself. If a new aquifer is found, the goal would be to transfer existing water rights to it.

It was asked if a nearby farm for sale would impact the water system. Theresa stated that the farm is not within the approved Department of Health service area and is not connected to the system. The Department of Ecology prioritizes existing municipal systems over speculative, undeveloped properties when allocating water rights.

A community member was concerned about our water quality compared to bottled water. Theresa stated that Scott Lake's water meets all Department of Health and Department of Ecology standards. Monthly, quarterly, and multi-year sampling is conducted. Consumer Confidence Reports are sent annually to all property owners.

Water quality issues reported by residents are often caused by factors between the meter and the home, such as galvanized pipes or sediment in water heaters, not just the community's water system itself.

A community member stated that the spreading of misinformation on social media regarding the water quality and testing is rarely attended by board members or engaged with the process.

The board encourages everyone to check Century in the Department of Health's database for test results and to review their annual Consumer Confidence Reports.

A community member wanted to recommend using people from our community to contract work if possible. He recommended Jeremy Brennice for services including water heater flushing, electrical work, and bathroom remodeling, noting that his availability and rates were reasonable, and the quality of work was great. Brian Vogel was also recommended for tractor, remodeling, and yard service.

Annual Meeting Voting and Quorum

Election Chair Kathy Hirschhorn reported to the board that 66 of the 617 ballots mailed were received. The quorum to elect a candidate is 20% of the properties, equating to 123 votes this year. With only 66 ballots returned, a quorum was not met, rendering the candidate elections invalid.

Rejecting the board-adopted budget requires a 50%+1 vote of opposition (approximately 327 votes). This count was not reached, so the budget was ratified.

2025 ballots were shredded at the meeting per legal counsel's recommendations.

Adjournment: 11:05 pm