

RUSTLEWOOD HOMEOWNERS ASSOCIATION

111 E. RUSTLE WAY
GRAPEVIEW, WASHINGTON 98546
rustlewoodhomeownersassn.com

ANNUAL MEETING MINUTES JUNE 10, 2018

Board members present: Bill Walker, President; Michael Bigelow, Vice President; Vicki Moore; Director

Absent: Bill Slining, Director; Albert Portner, Director

Treasurer: Rod Tull; Secretary, Dick Pope

A quorum of homeowners present.

Meeting called to order at 1:10 PM by President, Bill Walker.

A quorum of Association members is present.

SPECIAL GUEST SPEAKER:

Walker introduced Bart Stepp from Mason County Water Department to discuss the current water/sewer situation including the planned installation of the electronic water meters for each lot. The goal for the installation is to start late Summer or early Fall and be completed by year-end. The funds for the installation and meters comes from the Real Estate Excise tax collected.

The overall water usage for our development averages approximately 300 gallons per day which is higher than other areas. There will be no actual gallon usage charges the first six months after completion during which they will be monitoring the individual meters and entire system for possible leakage and other problems that will need addressing before the monthly actual usage costs will begin. Each meter will have a basic monthly fee plus the actual water usage. The new meters will be read automatically by "wi-fi" type system each month.

Other questions from Members included: How often is waste that is sent into the Bay tested? PH is tested daily. Other particle testing is done monthly. Stepp handed out a water quality report the shows Rustlewood water meets or exceeds EPA water quality standards.

The Water Department is coming out to Rustlwood to clean the sewer lines this summer which includes a camera to inspect the lines. Homeowners will be notified of the proposed date for this project.

OLD BUSINESS:

1. Minutes from 2017 Annual Meeting read and approved.
2. The Treasurer's report included a breakdown of income and expenses during the fiscal year of 2017/2018. Our financial reserves are substantially up from last year due in large to the collection of past due accounts. On the expense side, it was reported that our expense for lawyer fees have been considerably reduced due to the fact that we have collected all but one lien on overdue properties. We have a few properties that are reaching the threshold established by the board and will consider placing liens if payment or payment plan has not been received by our October 1 due date. Most expenses have remained fairly constant. We did replace windows and installed a new sliding door in the cabana. Along with that improvement was the cost of new carpet tiles and we are in the process of replacing the old shed located next to the cabana. A more detailed report can be obtained from the treasurer for those interested. The report was made available to those attending the Annual meeting. The report was submitted and approved.
3. Bill Walker discussed the proposal from Walkers Landing to use our boat ramp with them paying the same annual dues fee as Rustlewood owners. Based on the CC & R's, Section 19, Membership in Rustlewood Association., the Board of Directors denied the request. There was discussion among members present as to possibly extending our allowing of this request or not and even though we have a good relationship with Walkers Landing it was decided to abide by the present CC & R's.

NEW BUSINESS: Bill Walker asked for a moment of reflection in the loss of long-time Board Member, Randy Wood.

1. Owners were reminded to be most careful in handling of any Fireworks and that the only place they are allowed is at the designated spot at the Cabana. Michael Bigelow will again put up rope barriers at the Cabana indicating where fireworks can be displayed. AGAIN: all fireworks are banned in Rustlewood except at the Cabana.
2. Due to dry conditions, it is even more important that Homeowners comply with the CC&R's in maintaining their properties in a manner to reduce the possibility of fires spreading. There have already been complaints and Bill Walker is prepared to start issuing warnings and fines if owners do not comply with regulations.
3. There are still issues with barking dogs and loud noises.
4. June 30th is the Annual Pig Roast at the Grapeview Fire Station and Rustlewood will again provide free watermelon but need volunteers to assist in serving. Vicki Moore will coordinate.

5. The Krabbenhof Fire Station now has an efficient water heater so staff can again be using the quarters now that showers are at a more comfortable temperature. It was noted that with this station being staffed more, it could have a positive affect on the homeowner's fire insurance.
6. With the passing of Randy Wood, the Association will be looking for a new maintenance person. The Board will prepare a job description and compensation.
7. There have been some reports of vandalism around the Cabana. It was suggested that we purchase a security camera for the area.
8. BOARD MEMBER ELECTION: Two vacancies are open for Board members. Nominations were opened to the meeting. Those nominated: Bill Slining, Helen Luce, James Layman, Michael Bigelow, who gracefully declined. Elected: Bill Slining and Helen Luce.

Meeting adjourned: 2:12 PM

Richard Pope, Secretary _____

Approved: _____

Treasurer Report 5/31/17 thru 6/8/18

Checking Balance 5/31/17	\$18,587.83
Dues & Late Fees Collected	\$21,902.73
Expenses	(\$17,619.86)
Checking Balance 6/08/18	\$22,870.70
Savings Balance 6/08/18	\$8,280.37

Expense Items:

PUD	3952.71	
Water	755.58	
Garbage	199.84	
Lawn Main.	315.00	
Cabana Main.	400.00	
Insurance	919.00	
Lawyer	2473.81	
Tuff Shed	1662.49	
Flooring	1353.54	
Windows	1634.95	
Misc.	3952.94	(Postage, Office Supplies, Gift Certificates, Software Update, Newsletter printing, Treasurer, Shrub removal, etc.)
Total Exp	17,619.86	



2017 RUSTLEWOOD WATER QUALITY REPORT

Water quality reports are to inform you, the consumer, about water quality, characteristics, and treatment of drinking water in Rustlewood. This annual publication complies with Federal law requiring all water utilities to provide water quality information to customers each year and is provided in addition to other notices required by law.

This report includes mandatory information regulated by State Department of Health (DOH) as well as the Environmental Protection Agency (EPA), and facts and details unique to the Rustlewood water system. We support the consumer's right to know the results of our water quality monitoring and encourage public participation in decisions which affect your drinking water. More extensive information of water quality testing results is available online on the Washington Department of Health (DOH) website at fortress.wa.gov/doh/eh/portal/odw/si/Intro.aspx. To find data on the water system type in Rustlewood for water system name or 75027 under water system ID.

The State-regulating agency is DOH and the Federal agency is EPA. Our water is monitored and tested by certified water treatment personnel and also regularly tested through certified laboratories. DOH regulators routinely monitor our compliance and testing procedures to *ensure* safe delivery of water to our customers.

Rustlewood water meets or exceeds EPA water quality requirements!

Security and emergency response are essential in proper management of our drinking water system. We have an emergency generator that can provide power to our wells and booster pumps in the event of a power outage.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as those with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune systems disorders, and some elderly and infants can be particularly at risk for infections. These people should seek advice about drinking water from their health care providers. EPA and Centers for Disease Control guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* are available from the Safe Drinking Water Hotline at (800) 426-4791 or on the web at <http://www.epa.gov/safewater>.

WATER SOURCE FOR RUSTLEWOOD

The source of Rustlewood water is several groundwater wells located at the water system facility at the top of the subdivision. The only treatment provided to the water is a small amount of chlorine that is added to maintain disinfection in the distribution system. The reservoirs and pressure tank are located on the same parcel.

POTENTIAL CONTAMINANTS IN DRINKING WATER

Potential contaminants may include the following:

- Microbial contaminants, such as viruses, bacteria, giardia, and cryptosporidium, which may come from wildlife.
- Inorganic contaminants, such as salts and metals, which can occur in nature.
- Pesticides and herbicides come from a variety of sources such as farming, home, and storm water runoff.
- Radioactive contaminants which can occur naturally.
- Organic chemical contaminants, including synthetic and volatile organic chemicals which are by-products of industrial processes, solvents, petroleum production, or from gas stations, storm water runoff and septic systems.

WATER QUALITY MONITORING RESULTS

The EPA requires that public water systems report on contaminants detected in their water supply. Rustlewood monitors over 100 of these. In addition, the County also collects samples from various homes to monitor for coliform bacteria. Lead and copper samples are taken from consumer taps. We also collect samples at the source. All detected contaminants were below Environmental Protection Agency (EPA) maximum contaminant levels (MCL).

Parameter	Year of Test	Result	MCL	In Compliance	Comments
Nitrate-SO3/4	2017	0.20 mg/L	10 mg/L	YES	Result is at non-detect level
Nitrate-SO2	2017	8.72mg/L	10 mg/L	YES	Quarterly monitoring
Iron	2017	.395 mg/L	.30 mg/L	NO	Aesthetic Concern Only
Manganese	2017	0.09 mg/L	0.05 mg/L	NO	Aesthetic Concern Only
Radium 228	2015	1 pCi/L	5 pCi/L	YES	Result is at non-detect level
Lead	2016	0.002 mg/L	.015 mg/L	YES	90 th % of 5 Required Tests
Copper	2016	0.33 mg/L	1.3 mg/L	YES	90 th % of 5 Required Tests
Chloroform	2017	4.7 ug/L		YES	Disinfection By-Product
Total Trihalomethane	2017	4.7 ug/L	80 ug/L	YES	Disinfection By-Product
Dichloroacetic Acid	2017	1.7 ug/L		YES	Disinfection By-Product
Trichloroacetic Acid	2017	1.3 ug/L		YES	Disinfection By-Product
HAA(5)	2017	3.0 ug/L	60 ug/L	YES	Disinfection By-Product

- Well 2 (SO2), a backup well not used right now, had a nitrate test result of 8.72 mg/L on 12/27/17. Results on 10/31/17 were 0.91 mg/L and 1/30/18 were 0.81 mg/L
- 11 Coliform bacteria tests in 2016 met EPA standards.
- In 2012 43 of 46 VOC's tested were non-detect. The three with results were DBP's listed above.
- No SOC's (Pesticides) were detected in 2012 (31-tested).
- No SOC's (Herbicides) were detected in 2012 (13-tested).

Definitions & Abbreviations

Synthetic Organic Compounds (SOC's): A class of man-made contaminants including herbicides, pesticides, and other chemicals that come from agriculture, urban storm water runoff, or industrial activities.

Volatile Organic Compounds (VOC's): Chemical solvents or cleaners (and their byproducts) that are derived from petroleum products; man-made contaminants from industrial processes.

Maximum Contaminant Level (MCL): The highest level of a contaminant that is allowed in drinking water.

mg/L (Milligrams per liter): Approximately equal to parts per million (PPM) or 1 milliliter per 1,000 liters of water.

ug/L (Micrograms per liter): Approximately equal to parts per billion (PPB) or 1 milliliter per 1,000,000 liters of water.

pCi/L (Picocuries per liter): A measure of radioactivity.

Disinfection Byproducts (DBP, THM, & HAA5)

Drinking water disinfection is one of the major public health advances of the past century. One hundred years ago typhoid and cholera epidemics were common throughout American cities. Disinfection was a major factor in reducing epidemics, and it is an essential part of drinking water treatment. However, disinfectants can react with naturally occurring materials in the water to form unintended organic and inorganic byproducts which may pose health risks. A major challenge for water suppliers is how to balance the risks from microbial pathogens and disinfection byproducts. It is important to provide protection from these microbial pathogens while insuring decreasing health risks to the population from disinfection byproducts (DBP's). The most common DBP's formed when chlorine is used are trihalomethanes (THM's), and haloacetic acids (HAA5's).

Iron and Manganese in water

There are Secondary Maximum Contaminant Levels (SMCL) of 0.05 mg/l for Manganese and 0.30 mg/L for iron. A SMCL is a limit for water quality parameters that could cause an aesthetic concern (taste, odor, or color) but not a health concern. Rustlewood exceeds the SMCL for iron and manganese. Iron and manganese in water can cause staining of water fixtures or sediment in water. Mason County monitors iron and manganese levels annually. Because manganese is an aesthetic concern and not a health concern, Washington DOH does not require the County to install treatment systems to remove the manganese. County staff does flush the water mains regularly to remove any buildup of sediment in the system which helps clean out the iron and manganese in the system.

WATER USE EFFICIENCY RULE

Public water systems are subject to the "Water Use Efficiency Rule". Along with several other requirements, this rule requires distribution system leakage be reduced to 10% or less. The Rustlewood water system does not have water service meters so the County is unable to determine system leakage. The County has budgeted funds to install an Automated Meter Reading (AMR) system with meters for all services so the County can comply with this rule. Construction is expected to occur in late 2018. We request the public's assistance in reporting to the Public Works office, (360)-427-9670 x450, any known leaks or other un-metered losses from our drinking water system.

CROSS-CONNECTION / BACKFLOW PREVENTION

What is a cross-connection? A cross-connection, as defined by the Washington Administration Code, is "any actual or potential physical connection between a public water system or the consumer's water system and any source of non-potable liquid, solid, or gas that could contaminate the potable (drinking) water supply by backflow."

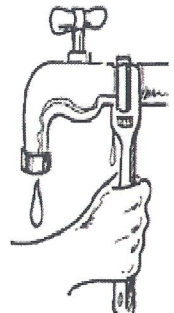
What is my responsibility as a consumer? As property owners, it is your responsibility to eliminate cross-connections that pose a potential health hazard by ensuring proper installation of a backflow prevention assembly.

What is a Backflow Prevention Assembly? A backflow prevention is a device that is installed somewhere in the consumer's water system that prevents contamination from entering the potable water supply. These devices are normally required and found on fire suppression systems and in-ground irrigation systems.

WATER CONSERVATION

Leaky Faucets

A leaky faucet is frequently the result of a bad washer. The washer on a sink is typically located under the handle and relatively easy to replace. It does require that water be shut off under the faucet. Check with local hardware store or home centers. If you don't feel comfortable making the repair yourself, a plumber may be your best option. Remember, even if you have to pay a plumber to fix the leak, you will end up saving money in the long run.



Toilet Leaks

Toilet leaks can range from small to large, constant to random. Many are even silent. Even a small, silent leak can easily cost \$100 per year in water and sewer costs. Most toilet leaks are relatively easy to fix. If you have a leak there are a number of possible causes. Toilet repair kits with instructions are available at hardware stores and home centers.

WATER SYSTEM MANAGEMENT

Mason County Public Works owns and operates the Rustlewood Water System. Water operators certified by the Washington Department of Health operate and maintain the water system. To report a problem with your water service, billing statement or to report suspected leaks during regular office hours (8:00 AM – 4:30 PM, Monday – Friday) call 360-427-9670 x199. For after-hours emergencies call MACECOM at 360-426-4441.

QUESTIONS? Contact Mason County Public Works at (360) 427-9670 x199.