

The Minutes of the regular monthly Board Meeting of the L.A. Water Cooperative held January 28, 2026, at the Gaston Fire Hall.
Increment weather cancelled the meeting scheduled for January 22 and it was rescheduled to January 28.

Board Members Present: Amber Morgan, Ted Leach, Linda Fountain, Dave McAdams, Joe Kuran, Joel Mulkey and Mike Grivas

Board Members Absent: Terry Wymore

Staff Present: Jason Bayne, Toni Hodgkins and Austin Grothe

The meeting of the L.A. Water Cooperative was called to order at 6:01 PM by Amber Morgan

Regular Business

1. Secretary's report: The minutes of the December 2025 Board meeting were presented in writing.
Motion to approve minutes by Dave McAdams Seconded by Mike Grivas, voted and passed.
2. Treasurer's report: Financial reports were not available.
Motion to approve by Linda Fountain Seconded by Ted Leach, voted and passed.
3. Business Manger report
Motion to approve by Linda Fountain. Seconded by Dave McAdams, voted and passed.
4. Operations Manager report
Motion to approve by Ted Leach. Seconded by Joe Kuran, voted and passed.

Old Business

1. The Board has decided to proceed with the lien on RVS 639, and Toni Hodgkins is to connect with our attorney to manage the next steps. The Board believes RVS 52 was unaware of their meter, Toni Hodgkins to send a certified letter to their new address asking them to get their account up to date.
2. Toni presented a comparison of purchasing and leasing a new office printer and expressed concern about potential malfunction during the high-volume printing for the annual meeting, Amber requested a quote from Pacific Office Automation to be compared against the existing proposal from Kelly Create.
Motion by Dave McAdams to delegate authority to Toni Hodgkins to approve and execute a printer lease agreement, provided the total cost, including service and toner, does not exceed \$10,000.00. Amber Morgan has authority to respond to any questions raised by Toni Hodgkins, Seconded by Ted Leach, voted and passed (one opposed Joel Mulkey)
3. Toni Hodgkins is continuing the process of getting quotes for the shop/office foundation and slab repairs. Once all the quotes are in, the Board will review them to

determine the best path forward. Additionally, she'll be locating the easement document for the office/shop property, which should be on file here at the office, to include it in the presentation.

4. The 2026 annual meeting will be held Tuesday March 24, 2026.
5. The Board discussed the information regarding the leak request submitted by RVS 388 spanning June 2025 through October 2025. The Board determined that, based on notifications issued by our office monthly from June 25, 2025, through October 27, 2025, sufficient notice of unusually high-water usage was provided. Records indicate that the issue was not acknowledged until August 2025 and was not repaired until October 2025. In addition, during the review of RVS 338, it was noted that there is a second dwelling on the property that is advertised on Airbnb. The current water certificate is issued for a single residential dwelling. As stated on the certificate under the "Transfer and Additional Units," Section D, an additional water certificate is required for each dwelling.
Motion by Linda Fountain to deny the application for leak credit and direct staff to notify the member of the requirement to obtain the necessary water certificates to match the total count of dwellings located on their property. Seconded by Mike Grivas, voted and passed.
6. Jason Bayne has purchased a new leak detection machine that uses tracer gas, which he believes will be key in pinpointing where our significant water line leakage is coming from. He's planning to start by focusing on the Poppy area, as he suspects majority of the current leaks are concentrated there.

New Business

1. Waiver of 2026 inactive certificates for certificates 2185 & 2186
Motion by Dave McAdams to waive the 2026 inactive fees for Certificates 2185 and 2186, given that the certificate holders pre-purchased these two certificates as an advance contribution toward funding the new Bald Peak Pump Station project, with the full understanding that water service would not be available until the project's completion. Seconded by Joel Mulkey. Voted and passed.
2. Outstanding balances owed to closed accounts in RVS. Toni Hodgkins is researching rules for unclaimed properties for the State of Oregon.
Motion by Joel Mulkey to write off any credit below \$1.01, try to refund otherwise go with State of Oregon rules. Seconded by Mike Garvis, voted and passed.
3. Toni Hodgkins to move forward with activating the L.A. Water Cooperative Facebook page and continual maintenance of the page to keep our members informed.
4. Treasurer Proposal
Invest \$100,000 of Treasury Bill coming due 2/19/26 along with available cash in flex-insured account into Treasury Bill coming due June 2026. Motion to approve by Ted Leach, second by Joel Mulkey, voted and passed.

**Motion to adjourn by Linda Fountian, Seconded by Mike Garvis, voted and passed.
Meeting adjourned at 9:34 PM.**

Executive Session

Meeting called back to order by Amber Morgan at 9:50.

Motion by Dave McAdams to approve Austin Grothe as a full-time employee at a wage of \$20.00 per hour effect with the start of the next pay period. Seconded by Joel Mulkey, voted passed. Amber Morgan abstaining.

Motion by Dave McAdams to approve a \$2.00 hourly increase for Toni Hodgkins and separately at 5% increase for Jason Bayne and Matt Jackson for the next 18 months effective with the start of the next pay period. Seconded by Mike Grivas, voted and passed.

Antonia Hodgkins
Business Manager

Date

Linda Fountain
Board of Directors, Secretary

Date