

Cowpet Bay West Condominium Association  
Open Board Meeting  
November 8, 2022 at 7PM

In attendance: Bill Hanson, Mike Harrell, Judith Kromenhoek, Larissa Staszkiw, Sherri Levin, Jennifer Planeta and Matt Willey

Bill Hanson requested a motion to be made to approve minutes. Motion to approve minutes from the October 25, 2022 meeting made by Sherri L. seconded by Mike H. All in favor. Approved.

Bill Hanson - Over the past several months there have been emails circulating which included obsolete email addresses and exposed all owners email addresses. It has been a problem because it exposes all email addresses and it is not official. We get requests from owners. Official emails will be coming from the office and not individual board members. The emails included misinformation and the board will not respond to these emails. Please contact a board member for accurate facts and information.

Matt Willey - Old business - ongoing property maintenance.  
Entrance to the STYC and stairs.

Update on relocation of pump room and STYC entrance. We have moved the green tank near the STYC entrance. We have not moved the pumps yet. The pumps will be relocated to another room, and the sidewalk area project is underway. The walkway is poured.

Update on CBW walkways: The hazardous walkways were finished at WINDWARD and we have to complete the work on Leeward. We cannot use a truck because it does require enough concrete. Home Depot is out of product that we need to complete the project. Rain has slowed the project down.

Recent earthquakes and property damages. Structural repairs were done by Richie. We will get an engineer to check repairs made and we want to get a new assessment underneath the buildings due to the recent earthquakes so we can make sure things are structurally sound.

There has been heavy rain recently. The office has water coming into it now. We need to find areas where water is flowing and divert water away from our buildings.

Plan to release quarterly financials. We received year to date for the 3rd quarter from the beginning of the year. A few board members looked at and asked questions to the accountant. A few expenses need to be moved. The financials will be posted on the owner's website after adjustments are made to the report next week.

We reviewed the governing documents in response to an owner threatening to sue the association. We hired an on island attorney to review our governing documents. A few board members received and reviewed the opinion document and will send a summary to owners which will require the owner's vote. We will send it out next week. Documents will be drafted and sent out to owners.

Board received a proposal from the landscape committee yesterday. The proposal is to enhance the landscape of the property, particularly CBW entrances. We would purchase plants from a stateside nursery and our groundskeepers would plant them. There are 4 sections which include the walkway to STYC, the pathway underneath the building, the front entrance including the island in the center entrance to the property, which has some irrigation, and the front entrance of Leeward buildings. It would improve the area at the entrance to the property. There would be benches for people waiting for taxis etc. Benches were not included in the proposed budget. In one section that does not have good irrigation, we would bring the irrigation system to it from Leeward. The committee put a lot of effort into the project. We will look at the budget and determine what we can afford and the irrigation to support it.

Proposal for Water Conservation Initiatives: Water usage taxes our wastewater and well pump facilities. We want to conserve water. Sherri Levin and Bill Bacon looked at average water consumption and excessive use of water.

Sherri drafted a document and has been working on it for the past year. A file will be shared with owners and we can vote on it at the annual meeting. Need to figure out ways for water conservation to reduce our water consumption. The initiative could raise money to pay for pieces of equipment to create water and help defray costs of our wastewater management. Information is based on 4.5 years of water consumption data and WAPA invoices of 243 bedrooms at CBW and current rate of 8 cents per gallon. Consumption calculated by month. Figure out how much water per condo. Wide disparity on how much people use in their condos. Average water use per month per bedroom is 560 gallons per bedroom per month. 1120 gallons for 2 bedrooms. Loft is equivalent to 1 bedroom. Could bill differently for water using a tiered billing system ie. charge more if a certain amount is exceeded. WAPA uses a system when residents use more than 1,000 gallons the price goes up. Some cities do this, to help them conserve water usage. Tiered billing system does exist. WAPA charges for electricity that uses the water. Charge surcharge plus the amount for the usage of the water. We have to use electrical power for the reverse osmosis system. Some places charge more during certain times of day. If the owners would like to consider a tier system - the system would only impact the owners if the unit uses more than the average, for example if usage is more than 1120 gallons for 2 bedrooms. Owners would continue to pay 8 cents for the 1st 560 gallons per bedroom, if water usage exceeds average consumption then owners would pay an upcharge for exceeding more than 560 gallons per bedroom. For example if we upcharge 10 cents per gallon then the charge would be 18 cents for all consumption above the 560 per gallon per bedroom, because it puts a strain on the wastewater treatment system and

Reverse Osmosis plant. If ownership wants to implement a tiered rate system, then individual units will pay more for the excess consumption of water. Owners will decide on the amount of the upcharge. We hope it motivates owners to use less water per month?

Limitation to the study - We do not know how much it costs to produce water at CBW. We need new meters.

Actions: Ideas Use a tiered rate system, or charge the flat fee, which would increase the cost of water incrementally as a cost of living adjustment. Over time if we all start to practice conservation, average water use should decline. Suggest no costs water conservation practices. Will send out a poll to express opinions on the tiered rate system. Sherri will create it and we will vote on the concept at the annual meeting.

Suggest conservation actions - Water conservation options if doing renovations for example low volume toilets. Never run the dishwasher if it is not full or run a half load of laundry, take shorter showers etc. have water conservation stickers in all units, etc.

We want to hear thoughts on the survey and take a vote at annual meetings. The purpose is to take the strain off the system so we do not have to replace the system sooner.

Owners Q and A

Owners can post questions in the chat.

Bill Brewer - What is the status of the solar panels? Two roofs have panels. We were not insured for the panels, so we decided during hurricane season we would wait to install them and not risk them during hurricane season. Dale will do the installation work. We have 10 inverted buildings and 8 have been tested and work. We will move forward on installing the remainder of panels during the next month.

Access to financials will be on the websites, governing document letters to be sent out. Proposals for landscaping will be shared. Look for your opinions. Polls to get opinions and feedback to get a general consensus from owners.

The CBW office is using texting for issues like emergencies ie. water outages and storms. There are new policies for storm preparedness and clarification of policy for repairs to property and what owners are responsible for.

Thank you to those who have joined.

Adjourned at 7:48PM

