HARTSTENE POINTE WATER-SEWER DISTRICT REGULAR MEETING DISTRICT OFFICE 119 E LIBERTY RD SHELTON WA 98584 TELECONFERENCE AVAILABLE Per State of Emergency Declared in Washington State and Mason County February 17, 2022 1:00 P.M.

AGENDA

(2-3)

(4-5)

1. (Call to	Order
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- 2. Roll Call
- 3. Subscriber Remarks
- 4. Correspondence
- 5. Present Agenda
- 6. Minutes of the February 3, 2022 Regular Meeting

REPORTS:

- 7. Commissioner Reports
- 8. Commissioner Water Bible: Review/Discuss Chapter Two (2)
- 9. Financial/Administrative Report:
 - Bills to Be Authorized:
 - Voucher 2022-07
 - Bills to Be Reviewed:
 - o Voucher 2022-06
 - Monthly Financial Report: January 2022
- 10. General Manager's Report

BUSINESS:

- 11. Review/Accept Annual Report to USDA for Fiscal Year 2021 (6-11)
- 12. Review/Adopt Additional Policy to the Employee Handbook (12)

As per the State of Emergency, the district's Open Public Meetings will be available via teleconference.

To join a meeting, follow the instructions below: 1. Call (425) 436-6260 or (800) 719-6100

2. Enter Access Code 535 9093 #

If you have a webcam-enabled computer, you may try to connect to the meeting using the link below: <u>https://hello.freeconference.com/conf/call/5359093</u>

Note: Due to limited internet connection speeds at Hartstene Pointe, joining meetings via webcam may lead to reduced quality

HARTSTENE POINTE WATER-SEWER DISTRICT REGULAR MEETING of the BOARD OF COMMISSIONERS February 3, 2022 DISTRICT OFFICE 119 E LIBERTY RD SHELTON WA 98584 TELECONFERENCE AVAILABLE Per State of Emergency Declared in Washington State and Mason County

MINUTES

PRESENT: President E. J. Anderson, Secretary S. Swart, Audit Commissioner A. Hospador, General Manager (GM) J. Palmer, Project & Accounts Manager (PM) J. Sartori

CALL TO ORDER: The meeting was called to order at 1:00 pm.

CERTIFY ELECTION RESULTS & SWEAR IN COMMISSIONER #2: Commissioner Swart moved to accept the election results and swear in E. J. Anderson to fill the Commissioner #2 seat. Commissioner Hospador seconded. Hearing 2 aye votes and 0 nay votes, the motion passes.

SUBSCRIBER REMARKS: No subscribers present

CORRESPONDENCE: No correspondence

PRESENT AGENDA: Commissioner Hospador moved to adopt the agenda. Commissioner Anderson seconded. Commissioner Swart requested to add item #12, "Discuss Employing a Part-Time Substitute Meter Reader." Hearing 3 aye votes and 0 nay votes, the agenda was adopted as amended.

MINUTES: The minutes of the January 20, 2022 regular meeting were presented. Commissioner Swart moved to approve the minutes. Commissioner Anderson seconded. Hearing 3 aye votes and 0 nay votes, the minutes were approved as presented.

REPORTS:

Commissioner Reports:

- Commissioner Anderson noted that he will attend excavation safety webinar
- Commissioner Swart noted presentation at WASWD commissioner conference regarding policy governance

Commissioner Water Bible: Commissioners reviewed and discussed Chapter One (1) of the *Water Board Bible*

Financial/Administrative Report:

- Bills to Be Authorized:
 - Voucher 2022-06, in the amount of \$ 6,884.65, was presented. Commissioner Hospador moved to approve voucher 2022-06 in the amount of \$ 6,884.65. Commissioner Anderson seconded. Hearing 3 aye votes and 0 nay votes, the voucher was approved.
- Bills to Be Reviewed:
 - PM presented Voucher 2022-05
- February 2022 Billing Report: PM presented the billing report for February 2022

General Manager's Report: GM presented his report on the current state of the District

BUSINESS:

Discuss/Accept Health Care Authority (HCA) Expense: PM conveyed to the Board of Commissioners that the newly-hired Water Distribution Manager (WDM) was retroactively enrolled in health care benefits with premium deductions accruing three months in one sum. Due to lack of district staff HR training, WDM was not aware of how to access these benefits in previous months. Commissioners discussed allocating funds to cover the premium amounts for December 2021 and January 2022 as WDM could not access benefits for that period due to the Districts HR shortcomings. Commissioner Swart moved to approve \$ 1,237.26 insurance premium expense due to the aforementioned circumstance and requested that GM & PM reach out to HCA for training. Commissioner Anderson seconded. Hearing 3 aye votes and 0 nay votes the motion passes.

Explore Hiring a Substitute Meter Reader: Commissioners and administrative staff discussed the possibility of hiring a meter reader on an as-needed basis. Administrative staff will research the requirements that would be required.

Commissioner Hospador moved to adjourn the meeting. Commissioner Anderson seconded. Hearing 3 aye votes and 0 nay votes, the meeting adjourned at 2:30 pm.

Respectfully Submitted By:

Signature

Stacy Swart, Secretary, Commissioner #3 Name and Title

Approved at the Regular Meeting of the Board on: 2-17-2022

Hartstene Pointe Water Sewer District Monthly Financial Report - Fund Activity

January 2022

	Beginning Balances	Payments & Transfers Out	Deposits & Transfers In	Ending Balances	Fund Balance Change
Reserve Funds					
030 · Ecology Reserve	40,553.18	-	2.97	40,556.15	2.97
050 · DWSRF Loan Reserve	20,376.84	-	6,676.39	27,053.23	6,676.39
060 · Bond Fund	0.00	-	-	0.00	-
070 · USDA Revenue Bond Reserve	37,757.53	-	330.51	38,088.04	330.51
Total Reserve Funds	98,687.55	-	7,009.87	105,697.42	7,009.87
Unreserved Funds					
EFT Account - Columbia Bank	33,253.72	(65,441.32)	63,843.48	31,655.88	(1,597.84)
Petty Cash Account	1,705.82	1,168.17	1,279.59	4,153.58	2,447.76
Xpress Deposit Account	6,241.00	(40,517.21)	40,716.58	6,440.37	199.37
010 · Operating Fund					
Operating Investment Fund	130,000.00	-	-	130,000.00	-
010 · Operating Fund - Other	55,338.39	(64,177.63)	85,078.89	76,239.65	20,901.26
Total 010 · Operating Fund	185,338.39	(64,177.63)	85,078.89	206,239.65	20,901.26
065 · Capital Project Account	0.00	-	-	0.00	-
Total Unreserved Funds	226,538.93	(168,967.99)	190,918.54	248,489.48	21,950.55
Committed Funds					
020 · Water/Sewer Committed Fund					
Asset Replacement Fund	18,344.37	-	-	18,344.37	-
Capital Improvement Fund					
I&I Repair	75,854.01	-	473.94	76,327.95	473.94
Reservoir Repair	83,367.83		-	83,367.83	-
Total Capital Improvement Fund	159,221.84	-	473.94	159,695.78	473.94
Risk Management Fund	149,826.19	-	22.34	149,848.53	22.34
Total 020 · Water/Sewer Committed Fund	327,392.40	-	496.28	327,888.68	496.28
Total Committed Funds	327,392.40	-	496.28	327,888.68	496.28
al Funds	652,618.88	(168,967.99)	198,424.69	682,075.58	29,456.70

I hereby certify that the above statement is true.

Project & Accounts Manager

Date

Audit Commissioner

Date

Hartstene Pointe Water Sewer District Profit & Loss Budget vs. Actual January 2022

	Profit & Loss	Budget v Actual				
	Jan '22	Jan '22 (8.3% of Yr)	Total 2022 Budget	\$ Over (Under) Budget	% of Total Budget	
Ordinary Income/Expense						
Income						
Non-Operating Revenue	7,339.00	7,339.00	11,535.00	-4,196.00	63.62%	
Operating Revenue	76,265.33	76,265.33	938,809.00	-862,543.67	8.12%	
Total Income	83,604.33	83,604.33	950,344.00	-866,739.67	8.8%	
Expense						
534 · Water Expenditures	18,632.59	18,632.59	207,132.00	-188,499.41	9.0%	
535 · WW Treatment Expenditures	6,284.83	6,284.83	207,195.00	-200,910.17	3.03%	
538 · Combined W/S Expenditures	31,120.02	31,120.02	380,465.00	-349,344.98	8.18%	
Total Expense	56,037.44	56,037.44	794,792.00	-738,754.56	7.05%	
Net Ordinary Income	27,566.89	27,566.89	155,552.00			
let Income	27,566.89	27,566.89	155,552.00			



Hartstene Pointe Water-Sewer District 772 Chesapeake Drive Shelton, WA 98584 (360) 427-2413 • info@hpwatersewer.com

February 17, 2022

Dear Ambrea,

Enclosed is the 2021 annual report for Hartstene Pointe Water-Sewer District.

The current members of the Board of Commissioners are:

Office	Incumbent	Date Elected	Six-Year Term	Address
Position 1	Andrew Hospador	Nov. 2017	2018-2023	445 E POINTES DR E
				SHELTON WA 98584-8850
Position 2	Earl Jim Anderson	Feb. 2020	2020-2027	464 E CHESAPEAKE DR
				SHELTON WA 98584-9411
Position 3	Stacy Swart	Dec. 2019	2020-2025	359 E POINTES DR E
				SHELTON WA 98584-9418

Also enclosed is the 2022 Budget, adopted by the Board on December 2, 2021.

As you may notice, the budget vs. actual amounts for line items relating to staff expenditures and capital expenditures differ greatly. This is due to the District experiencing staffing shortages for the majority of the year and COVID-related challenges.

If you have any questions or need any additional information, please call me at (360) 427-2413, or send an email to acct@hpwatersewer.com.

Sincerely,

Joe Sartori Project & Accounts Manager

Enclosures

Form RD 442-2 (Rev. 9-97)

Position 3

FORM APPROVED OMB NO. 0575-0015 OMB NO. 0572-0137

UNITED STATES DEPARTMENT OF AGRICULTURE STATEMENT OF BUDGET, INCOME AND EQUITY

Schedule 1

Name Hartstene Pointe Water-Sewer District						
		ANNUAL BUDGET	For the		12-31-2021	
		BEG 01-01-2021		CURRENT YEAR		
(1) OPERATING INCOME	PRIOR YEAR <u>Actual</u>	END <u>12-31-2021</u>	Actual Current Quarter	Data Year To Date	Actual YTD (Over) Under Budget Col. $3 - 5 = 6$	
<u></u>	(2)	(3)	(4)	(5)	(6)	
1. Water Sales	389,747	438,900		454,062	-15,162	
2. Sewer Sales	358,630	405,438		412,689	-7,251	
3. Penalties/Fees	6,240	1,848		2,751	-903	
4. Connection Fees	21,900	7,800		58,400	-50,600	
5. Miscellaneous		.,		16,794	-16,794	
6. Less: Allowances and						
Deductions					0	
7. Total Operating Income (Add lines 1 through 6)	776,517	853,986	0	944,696	-90,710	
OPERATING EXPENSES						
8. Water Expenses	55,629	57,722		62,623	-4,901	
9. Sewer/WWT Expen	112,694	78,304		70,023	8,281	
10. Combined Expense	95,080	105,111		108,859	-3,748	
11. Debt Services	160,843	158,873		158,873	0	
12. Capital Expense	75,025	170,000		119,587	50,413	
13. Financed Capita					0	
14. Staff	312,884	382,025		311,492	70,533	
15. Interest					0	
16. Depreciation					0	
17. Total Operating Expense						
(Add Lines 8 through 16)	812,155	952,035	0	831,458	120,577	
18. NET OPERATING INCOME (LOSS) (Line 7 less 17)	-35,638	-98,049	0	113,239	-211,288	
NONOPERATING INCOME						
19. Interest Earned	3,515	3,735		506	3,229	
20					0	
21. Total Nonoperating Income (Add 19 and 20)	3,515	3,735	0	506	3,229	
22. NET INCOME (LOSS) (Add lines 18 and 21)	-32,123	-94,314	0	113,745	-208,059	
23. Equity Beginning of Period			0			
					0	
24 25					0	
26. Equity End of Period (Add lines 22 through 25)	-32,123	-94,314	0	113,745	-208,059	
Budget and Annual Report Ap			Quarterly Reports Ce		÷	
			A		2-12-27	
			1 m		2-17-22	

Secretary

Date

Appropriate Official According to the Paperwork Reduction Act of 1995, no persons are required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number of this information collection is 0575-0015 and 0572-0137. The time required to complete this information collection is estimated to average 2-1/2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

Date

						Schedule l
		ALAPAPATI	PLEMENTAL DAT			Page 2
1. ALL BORROWERS	<u>The F</u>	ollowing Data S	hould Be Supplied	Where Appli	icable	<u>Circle One</u>
a. Are deposited funds i	n institutions ins	ured by the Fed	eral Government?			Yes No
b. Are you exempt from	Federal Income	Tax?				ves No
c. Are Local, State and	-					Ves No
d. Is corporate status in	• •		Complete Only wh	on submittin	a annual hudget	information:
e. List kinds and amoun Insurance Coverage	ts of insurance at	Insur	ance Company	en suomitui.	Amount of	Expiration Date of Policy
and Policy Number		<u> </u>	nd Address		<u>Coverage</u>	Date of Foney
Property Insurance Policy # <u>APIP2020</u>) WSRN	4P, 1750 11	2th AVE NE, B2	215	2,000,000	07-01-2021
Liability Policy # <u>WSRMP20</u>	-21 <u>WSR</u>	4P, 40 Lake	Bellevue DR S	STE 220	10,000,000	11-01-2021
Fidelity						
Policy #						
2. RECREATION AND GI	DATING ASSOC		OWERS ONLY	Curren	t Quarter	Year to Date
a. Number of Members		IATION BORN	<u>OWERS ONE I</u>	Curren		<u>- 1 dui to 12 utt</u>
a. Number of Members	>					
3. WATER AND/OR SEW	ER UTILITY BO	ORROWERS O	NLY		aol	gal.
a. Water purchased or p		- GAL)			gal. gal.	gal.
 b. Water sold (CU FT - 0 c. Treated waste (CU FT) 					gal.	gal.
d. Number of users - w						467
e. Number of users - se	ewer					467
4. <u>OTHER UTILITIES</u>						
a. Number of users						
b. Product purchased						
c. Product sold						
5. <u>HEALTH CARE BORI</u>	ROWERS ONLY	, _				
a. Number of beds						
b. Patient days of care					47483648 %	-2147483648 %
c. Percentage of occup d. Number of outpatien					1/103010 /0	
•						
6. <u>DISTRIBUTION OF A</u> Indicate balances in the			<u>S*</u>			
indicate balances in the	Tonowing accou	nts.	Operation &			
Construction	Revenue	Debt Servie	*	Rese	erve <u>All</u>	Others Grand Total
Cash — \$ Savings	\$	- \$	\$96,539	\$	\$	\$ 96,539
and Invest- \$	\$	\$ <u>98,688</u>	<u>\$ 130,000</u>	\$ 327,3	392 \$	\$ 556,080
ments Total \$ <u>0</u>	_\$ <u>_</u> 0	<u>\$98,688</u>	<u></u> \$226,539	<u>\$327,3</u>	<u>92\$0</u> _	<u></u> 652,619
7. AGE ACCOUNTS REC	<u>JEIVABLE AS I</u>	OLLOWS:	Davs			
	0-30	<u>31-60</u>	<u>61-90</u>	(91 and Older	*Total
Dollar Values	\$	<u> </u>	<u>9\$_1,239</u>	l	\$ <u>10,187</u>	<u>\$ 16,835</u>
Number of Accounts		25	12		7	44
*Totals must agree with th	nee on Balance	Sheet				
i otais must agree with ti	iose on Dataille	Snoot.				

Schedule 2

PROJECTED CASH FLOW

(same as schedule 1, Column 3 NET INCOME (LOSS) \$ -94, 314 Add B. Items in Operations not Requiring Cash: 0 1. Depreciation (line 16 schedule 1) 0 2. Others: 0 3. Increase (Decrease) in Accounts Payable, Accruals and other Current Liabilities 0 4. Decrease (Increase) in Accounts Receivable, Inventories and 0 0. Other: (\$94, 314) 5. Other: (\$94, 314) E. Less: Cash Extended for: (\$94, 314) I. All Construction, Equipment and New Capital Items (loan & grant funds) (\$94, 314) 2. Replacement and Additions to Existing Property, Plant and Equipment 90 3. Principal Payment Other Loans \$0 4. Principal Payment Other Loans \$0 5. Other: \$0 6
Add B. Items in Operations not Requiring Cash: 1. Depreciation (line 16 schedule 1) 2. Others: 2. Others: C. Cash Provided From: 1. Proceeds from Agency loan/grant 2. Proceeds from others 3. Increase (Decrease) in Accounts Payable, Accruals and other Current Liabilities 4. Decrease (Increase) in Accounts Receivable, Inventories and 0 Other Current Assets (Exclude cash) 5. Other: 6. D. Total all A, B and C Items 1. All Construction, Equipment and New Capital Items (Ioan & grant funds) 2. Replacement and Additions to Existing Property, Plant and Equipment 3. Principal Payment Other Loans 5. Other:
B. Items in Operations not Requiring Cash: 0 1. Depreciation (line 16 schedule 1) 0 2. Others:
1. Depreciation (line 16 schedule 1) 0 2. Others:
2. Others:
C. <u>Cash Provided From:</u> 1. Proceeds from Agency loan/grant
1. Proceeds from Agency loan/grant
 2. Proceeds from others
3. Increase (Decrease) in Accounts Payable, Accruals and other Current Liabilities
4. Decrease (Increase) in Accounts Receivable, Inventories and
Other Current Assets (Exclude cash)
5. Other:
6.
D. Total all A, B and C Items
D. Total all A, B and C frems
1. All Construction, Equipment and New Capital Items (loan & grant funds)
2. Replacement and Additions to Existing Property, Plant and Equipment 3. Principal Payment Agency Loan 4. Principal Payment Other Loans 5. Other:
3. Principal Payment Agency Loan
4. Principal Payment Other Loans
5. Other:
6 Total E 1 through 5 \$0
o. Total D T though 5
Add
F. Beginning Cash Balances
G. Ending Cash Balances (Total of D Minus E 6 Plus F)
Item G Cash Balances Composed of:
Construction Account \$
Revenue Account
Debt Payment Account
O&M Account
Reserve Account
Funded Depreciation Account
Others:
Total - Agrees with Item G \$

Form RD 442-2 (Rev. 9-97) Position 3

FORM APPROVED OMB NO. 0575-0015 OMB NO. 0572-0137

Schedule 1

UNITED STATES DEPARTMENT OF AGRICULTURE STATEMENT OF BUDGET, INCOME AND EQUITY

772 E CHESAPEAKE DR Address SHELTON WA 98584-7015 Name Hartstene Pointe Water-Sewer District Months Ended ANNUAL BUDGET For the CURRENT YEAR BEG 01-01-2022 Actual YTD Actual Data PRIOR YEAR (Over) Under Budget (1)END 12-31-2022 Current Quarter Year To Date <u>Actual</u> Col. 3 - 5 = 6**OPERATING INCOME** (2)(3) (4)(5)(6) 463,247 1. Water Sales 463,247 474,277 2. Sewer Sales 474,277 1,285 Penalties/Fees 1,285 3 15,600 Connection Fees 15,600 4 0 5. Miscellaneous 6. Less: Allowances and Deductions 0 7. Total Operating Income 0 0 954,409 954,409 0 (Add lines 1 through 6) OPERATING EXPENSES 57,722 57,722 8. Water Expenses 78,304 78,304 9. Sewer/WWT Expent 118,658 Combined Expens+ 118,658 10 157,888 157,888 11. Debt Services 141,022 12. Capital Expense 141,022 398,346 13. Staff 398,346 0 14. 0 15. Interest 0 16. Depreciation 17. Total Operating Expense (Add Lines 8 through 16) 0 951,940 0 0 951,940 **18. NET OPERATING** INCOME (LOSS) 0 0 2,469 (Line 7 less 17) 0 2,469 NONOPERATING INCOME 19. Interest Earned 3,735 3,735 0 20.. 21. Total Nonoperating 0 0 3,735 Income (Add 19 and 20) 0 3,735 22. NET INCOME (LOSS) 6,204 0 6,204 0 0 (Add lines 18 and 21) 23. Equity Beginning of 0 Period 0 24. ____ C 25. 26. Equity End of Period 6,204 0 0 0 6,204 (Add lines 22 through 25)

Budget and Annual Report Approved by Governing Body

Quarterly Reports Certified Correct

Secretary

Date

Date

Appropriate Official

According to the Paperwork Reduction Act of 1995, no persons are required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0015 and 0572-0137. The time required to complete this information collection is estimated to average 2-1 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

Form RD 442-3 (Rev. 3-97)

Name HARTSTENE POINTE WATER-SEWER DISTRICT

BALANCE SHEET

Address 772 E CHESAPEAKE DR SHELTON WA 98584-7015

······································		
	12-31-2021	12-31-2020
ASSETS <u>CURRENT ASSETS</u>	Month Day Year	Month Day Year
		\$537,823.00
1. Cash on hand in Banks	\$652,010.00	\$557,625.00
2. Time deposits and short-term investments		
3. Accounts receivable4. Less: Allowance for doubtful accounts	((
4. Less. Anowance for doubtful accounts		///////////////////////////////////////
5. Inventories		
6. Prepayments		
7		
-	\$652,618.88	\$537,823.00
9. Total Current Assets (Add 1 through 8) FIXED ASSETS		Ç337,023.00
10. Land		
11. Buildings		
12. Furniture and equipment		
13. Less: Accumulated depreciation		()
15. Net Total Fixed Assets (Add 10 through 14)	× × × × × × × × × × × × × × × × × × ×	\$0.00
OTHER ASSETS	\$0.00	\$0.00
16		
17. 18. Total Assets (Add 9, 15, 16 and 17)		\$537,823.00
LIABILITIES AND EQUITIES		
CURRENT LIABILITIES		
19. Accounts payable		
20. Notes payable		
21. Current portion of USDA note		
22. Customer deposits		
23. Taxes payable		
24. Interest payable		
25		
	-	
27. Total Current Liabilities (Add 19 through 26)	\$0.00	\$0.00
LONG-TERM LIABILITIES		
28. Notes payable USDA	\$370,443.00	\$398,998.00
29. Dept of Ecology Loan	\$217,877.00	\$252,311.00
30. DWSRF Loan	\$999,301.00	\$1,050,733.00
31. Total Long-Term Liabilities (Add 28 through 30)	\$1,587,621.00	\$1,702,042.00
32. Total Liabilities (Add 27 and 31)	\$1,587,621.00	\$1,702,042.00
EQUITY		
33. Retained earnings		
34. Memberships		
35. Total Equity (Add <i>lines</i> 33 and 34)	\$0.00	\$0.00
36. Total Liabilities and Equity (Add lines 32 and 35)		\$1,702,042.00
	Appropriate Official (Signature)	

According to the Paperwork Reduction Act of 1995, no persons are required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0570-0015. The time required to complete this information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

<u>Shared PTO Program</u>

The General Manager may authorize employees to donate their accrued paid time off to another District employee who is in need of it. The following conditions apply:

(1) To be eligible to donate leave, the employee who donates leave must have more than thirty (30) days of leave accrued. In no event shall a leave transfer result in the donor employee reducing his/her balance to less than thirty (30) days. Transfer of leave will be in increments of one day. All donations of leave are strictly voluntary.

(2) While an employee is using shared leave, he or she will continue to receive the same treatment, in respect to salary and benefits, as the employee would otherwise receive leave.

(3) The transfer of leave and the amount of leave shall be authorized by the General Manager in advance.

(4) No employee shall receive more than 60 days of donated leave during their employment with the District.