

## CLAYTON COUNTY WATER AUTHORITY

1600 Battle Creek Road  
Morrow, Georgia 30260

Regular Board Meeting, April 2, 2009

Chairman, Pete McQueen, called the meeting to order at 1:30 p.m.

Present at the meeting were: Chairman, Pete McQueen, Vice Chairman, Lloyd Joiner, Secretary/Treasurer, Marie Barber, and Board Members, John Westervelt, and John Chafin. General Manager, P. Michael Thomas, Deputy Manager, Mike Bennett, Legal Counsel, Steve Fincher of Fincher, Denmark & Williams, Steve Lavinder of CH2M Hill, other CCWA staff and visitors.

Absent from the meeting were: Board Members, Wes Greene and Doug Bonner

Chairman McQueen called on Martin Green of Distribution and Conveyance to give the invocation.

Approval of Minutes: Chairman McQueen called for any omissions or additions to the Regular and Executive Session Board Meeting minutes of Thursday, April 2, 2009. Hearing none, the minutes were approved as presented.

Financial and Statistical Report: Chairman McQueen called on Emory McHugh, Finance Director, to give our financial report. Mr. McHugh reviewed the financial information that was given to the Board for the nine-month period ending February 28, 2009.

Employee Recognition: General Manager, Mike Thomas, recognized the Finance Department and congratulated them for receiving their 22<sup>nd</sup> Certificate of Achievement for Excellence in Financial Reporting Award.

Electrical Utility Audit Proposal Recommendation: Chairman McQueen called on General Services Department Manager, Teresa Adams, to present the Electrical Utility Audit Proposal Recommendation.

Clayton County Water Authority spends approximately \$5 million annually for its electricity received from Georgia Power Company, Central Georgia EMC, and Coweta-Fayette EMC. We realize the potential benefit of having a consulting company to assist CCWA in reducing its electric utility costs.

Clayton County Water Authority advertised an electric utility audit service contract to select a qualified consulting company to conduct a detailed analysis of building load profiles and the evaluation of five years of past billings history of our electric service accounts. The consulting company will analyze the electric rates of approximately one hundred (100) accounts, identify errors and make recommendations for rate optimization strategies to reduce overall energy costs.

An evaluation team was established to evaluate the proposals and check references. Two companies submitted proposals (Expo Energy & Environmental, Inc. and Utilities Analyses Inc.).

<b>Criteria</b>	<b>Points Value</b>	<b>Expo Energy &amp; Environmental, Inc.</b>	<b>Utilities Analyses, Inc</b>
Cost	40	36.75	31.25
Specialized Experience of the Firm/Project Personnel	20	18.25	20
Location and Capacity of Office	20	17.75	20
Project Understanding /Unique recommendations	20	19.5	19
<b>Total Possible Points</b>	<b>100</b>	<b>92.25</b>	<b>90.25</b>
<b>Comparable Compensation</b>		<b>See next page.</b>	<b>See next page.</b>

**Comparable Compensation:**

**Expo Energy & Environmental, Inc.**

**Future Savings and Recovery of Refunds:**

Annual Savings:	CCWA's cost, % of Savings for 1 year
Any dollar amount.	30%

**Utilities Analyses, Inc.**

**Future Savings:**

Annual Savings:	CCWA's cost, % of Savings for 3 years
First \$0 to \$50K	20%
Next \$50K to \$100K	30%
Next \$100K to \$500K	40%
Next \$500K to \$1MM	30%
After \$1MM and over	20%

**Recovery of Refunds:**

Annual Savings:	CCWA's cost, % of Savings for 1 year
First \$0 to \$50K	20%
Next \$50K to \$100K	30%
Next \$100K to \$500K	40%
Next \$500K to \$1MM	30%
After \$1MM and over	20%

Staff recommends awarding this contract to Expo Energy & Environmental, Inc. The funding for these services will be paid from the recovery of the refunds and the savings established from various business units and their respective operating budgets.

UPON Motion by John Chafin and seconded by Marie Barber it was unanimously

RESOLVED: to award the Electric Utility Audit Proposal Recommendation for the bid amounts as stated above.

Ready Mix Concrete Products Bid Recommendation: Chairman McQueen called on Herbert Etheridge, Manager of Distribution & Conveyance, to present the Ready Mix Concrete Products Bid Recommendation.

Product	CCWA Estimated Quantity	Walker Concrete Price per Unit	Walker Concrete Quantity x Price per Unit	LaFarge Price per Unit	LaFarge Quantity x Price per Unit
2500 PSI Plant Mix	1000	\$103.00	\$103,000.00	\$111.00	\$111,000.00
3000 PSI Plant Mix	750	\$105.00	\$78,750.00	\$113.00	\$84,750.00
4000 PSI Plant Mix	25	\$107.00	\$2,675.00	\$118.00	\$2,950.00
2500 PSI Grout (Block Fill)	150	\$116.00	\$17,400.00	\$130.00	\$19,500.00
3000 PSI Grout (Block Fill)	50	\$120.00	\$6,000.00	\$130.00	\$6,500.00
1% Calcium Chloride	25	\$3.00	\$75.00	\$2.50	\$62.50
2% Calcium Chloride	25	\$6.00	\$150.00	\$5.00	\$125.00
Delivery Charge (Under 5 Yds)	50	\$100.00	\$5,000.00	\$120.00	\$6,000.00
Truck Relocation Charge (multiple sites)	50	\$50.00	\$2,500.00	\$60.00	\$3,000.00
Fuel Surcharge Per Load	100	\$0.00	\$0.00	\$0.00	\$0.00
Environmental Fee Per Load	100	\$0.00	\$0.00	\$3.00	\$300.00
Standing (Idle) Time*	50	\$0.00	\$0.00	\$80.00	\$4,000.00
Environmental Fee Per Load*	100	\$0.00	\$0.00	\$3.00	\$300.00
<b>TOTAL</b>			<b>\$215,550.00</b>		<b>\$238,487.50</b>

\*Not bid line items: added by LaFarge

Staff recommends authorization to purchase from both vendors that submitted bids. We will always attempt to use the lowest bidder and will use the other vendor only in the event that the low bidder cannot meet our schedule/needs. Purchases will be made based on unit prices on an as needed basis and will be funded by either the Operations Budget or a specific Capital Project.

UPON Motion by John Chafin and seconded by Lloyd Joiner, it was unanimously

RESOLVED: to approve the Ready Mix Concrete Products Bid Recommendation to the lowest bidder that meets CCWA requirements as specified above.

18,000 lb. Crawler Excavator Bid Recommendation: Chairman McQueen called on Herbert Etheridge, Manager of Distribution & Conveyance, to present the 18,000 pound Crawler Excavator Bid Recommendation.

<b>Vendor</b>	<b>Bid</b>	<b>Make/Model</b>
<b>Tractor &amp; Equipment Co.</b> Forest Park, GA 30297	\$81,978.00 Met 64 of 65 specs Met all major specs	Komatsu PC 88MR-8
<b>Vermeer Southeast</b> McDonough GA	\$67,975.00 Met 49 of 65 Specs	Yanmar VID-75-A
Lashley Tractor Sales Lithonia, GA 30058	\$68,919.08 Met 53 of 65 specs	Kubota KX080
<b>Atlanta JCB</b> Kennesaw, GA 30144	\$73,262.00 Met 50 of 65 specs	JCB 8080ZTS
<b>Cowwin Equipment</b> Birmingham, AL	\$83,406.00 Met 60 of 65 specs	Kobelco 80CS
<b>METRAC</b> Atlanta, GA 30336	\$98,480.00 Met 62 of 65 specs Met all major specs	Deere 85D
<b>Yancey Cat</b> Atlanta, GA	No Bid	
<b>Mason Tractor</b> McDonough, GA	No Bid	
<b>Peremiter Bobcat</b> Lake City, GA	No Bid	

Staff recommends purchasing one Komatsu PC88 Excavator from Tractor & Equipment Company in the amount of \$81,978.00. This was the lowest equipment bid that most closely meets specifications. This equipment will replace a 10 year old excavator (10,000 lb) that is at the end of its useful life. By acquiring a larger machine we will be able to complete jobs with CCWA staff that are currently assigned to a contractor at a savings of approximately \$3,000.00 per day. The budgeted amount for this purchase was \$78,000.00. The additional funding needs of \$3,978.00 is available in the Capital Budget as we decided not to purchase a Horizontal Directional Drilling Machine budgeted at \$155,000.00.

UPON Motion by Marie Barber and seconded by Lloyd Joiner it was unanimously

RESOLVED: to award the 18,000 lb. Crawler Excavator Bid Recommendation to Tractor & Equipment Company that meets CCWA requirements as specified above.

Pre-cast Manhole Products Bid Recommendation: Chairman McQueen called on Herbert Etheridge, Manager of Distribution & Conveyance, to present the Pre-cast Manhole Products Bid Recommendation.

		Foley Products		Georgia Precast		Cole Concrete	
Item	Est. Quantity	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
48" Precast MH - vf	100	\$55.00	\$5,500.00	\$59.00	\$5,900.00	\$62.00	\$6,200.00
48" non traffic flat top	5	\$120.00	\$600.00	\$120.00	\$600.00	\$150.00	\$750.00
48" traffic flat top	5	\$120.00	\$600.00	\$130.00	\$650.00	\$205.00	\$1,025.00
350# Metal Ring & Cover	10	\$192.00	\$1,920.00	\$245.00	\$2,450.00	\$225.00	\$2,250.00
Total Bid			\$8,620.00		\$9,600.00		\$10,225.00

Staff recommends authorization to purchase from all vendors that submitted bids. We will always attempt to use the lowest bidder and will use the other vendors only in the event that the low bidder cannot meet our schedule/needs. Purchases will be made based on unit prices on an as needed basis and will be funded by either the Operations Budget or a specific Capital Project.

UPON Motion by John Westervelt and seconded by Lloyd Joiner it was unanimously

RESOLVED: to approve the authorization to purchase from all vendors that submitted bids as requested above.

Quarry Products (picked up) Bid Recommendation: Chairman McQueen called on Herbert Etheridge, Manager of Distribution & Conveyance, to present the Quarry Products (picked up) Bid Recommendation.

<b>Lafarge College Park</b>			
<b>Item</b>	<b>Estimated Quantity (tons)</b>	<b>Unit Cost</b>	<b>Total Cost</b>
Rip Rap Type 1	500	\$17.00	\$8,500.00
Rip Rap Type 3	2,000	\$16.00	\$32,000.00
Surge Stone	1,000	\$15.00	\$15,000.00
Baby Surge Stone	500	\$13.50	\$6,750.00
#3 Stone	100	\$13.50	\$1,350.00
#4 Stone	1,000	\$13.50	\$13,500.00
#5 Stone	100	\$12.00	\$1,200.00
#57 Stone	1,000	\$12.50	\$12,500.00
Crushed Stone Base	3,000	\$7.25	\$21,750.00
#8 - #10 Stone	500	\$15.00	\$7,500.00
Total Bid			\$120,050.00

Staff recommends authorization to purchase from Lafarge North America. Bids were also sent to Vulcan Materials and Florida Rock Industries. Florida Rock Industries was recently acquired by Vulcan Materials and they did not want to commit to yearly pricing. Purchases will be made based on unit prices on an as needed basis and will be funded by either the Operations Budget or a specific Capital Project.

UPON Motion by Lloyd Joiner and seconded by Marie Barber it was unanimously

RESOLVED: to award the Quarry Products (Picked Up) Bid Recommendation to LaFarge North America based on the unit prices shown in the above schedule.

Hooper Reservoir Channel Dredging Proposal Recommendation: Chairman McQueen called on Guy Pihera, Manager of Water Production, to present the Hooper Reservoir Channel Dredging Proposal Recommendation.

Proposals were accepted to dredge sediment from the headwaters of Hooper Reservoir at the entrance of Little Cotton Indian Creek. The creek channel to be dredged is 1600 feet in length and approximately 130 feet in width. These proposals are based on total costs to:

- Remove 14,000 cubic yards of sediment
- Prepare areas to stockpile the sediment
- Provide erosion control
- Mobilize and demobilize

Dredging is performed as needed and normally every 2-3 years. The CCWA Engineering and Program Management and Water Production Departments perform surveys to track sediment accumulation and estimate quantity to be removed.

Proposals were evaluated by a three person team. Points were assigned based on cost (50), dredging method (20), dewatering method (15), qualifications (15).

Proposal costs were based on mobilization, demobilization and cost per cubic yard removed up to 14,000 cubic yards. CCWA may decide to remove an additional 10% quantity based on area of stream completed at cost per cubic yard specified.

Proposals from the following vendors were evaluated:

<b>Vendor</b>	<b>Total Points (100 max)</b>	<b>Mobilization (\$)</b>	<b>Demobilization (\$)</b>	<b>Cost per cubic yard (\$)</b>	<b>Total Cost (based on 14,000 cubic yards)</b>
Ray Rutledge Inc.	97.0	3800	3800	3.93	\$62,620
Blankenship Sand	75.0	1500	1500	9.00	\$129,000
Brent Scarbrough	74.7	33,700	10,000	10.00	\$183,700
Strack, Inc.	73.0	52,930	13,360	12.33	\$238,910
Delmonico	70.0	24,000	11,000	11.75	\$199,500
Cline Services	68.7	7500	7500	12.00	\$183,000
Alpha Construction	65.0	87,797	12,990	7.00	\$198,787
EverReady Ind. Services	41.7	25,000	15,000	25.40	\$395,600

Funding source – FY2008 Operating Budget (\$150,000 budgeted)

UPON Motion by John Chafin and seconded by John Westervelt it was unanimously

RESOLVED: to award the Hooper Reservoir Channel Dredging Proposal Recommendation to Ray Rutledge, Inc. of Winder Georgia based on the unit prices shown above.



East Jesters Creek Phase 3 Stream Restoration Bid Recommendation: Chairman McQueen called on Mike Buffington, Program Management Engineer, to present the East Jesters Creek Phase 3 Stream Restoration Bid Recommendation.

CCWA Watershed Management Plan identified East Jesters Creek as degraded due to historic land clearing for agricultural practices that removed the natural vegetation that protected the stream banks. The channel does not promote suitable habitat for fish and macro invertebrates resulting in poor water quality in the stream.

This project includes construction of a stable stream channel (3,500 L. F.) based on natural stream conditions. The area along the reconstructed channel will be planted with native vegetation. The completed project will improve habitat conditions in the channel; improve water quality; stabilize the stream banks; reduce erosion; and promote growth and survival of fish and macro invertebrates.

**Project Managers:**

- CH2M Hill, Engineers – Phil Sacco
- Clayton County Water Authority – Mike Buffington

***Bid Opening:***

The following bids were received at 2:00 PM Local Time March 12, 2009:

- |  |                |
|--|----------------|
| • Georgia Development Partners, LLC<br>(Joint Venture) | \$ 699,282.60  |
| • Blount Construction Co., Inc.                        | \$ 854,604.13  |
| • Delmonico Restoration & Development                  | \$1,013,500.00 |
| • Brent Scarbrough & Co., Inc.                         | \$1,063,270.59 |
| • Eagle Excavation, Inc.                               | \$1,168,412.50 |
| • Appalachian Environmental Services                   | \$1,193,950.00 |
| • Site Engineering, Inc.                               | \$1,315,078.00 |
| • Willow Construction, Inc.                            | \$1,642,350.00 |

***Estimate:***

Final Engineers Estimate \$1,112,000.00

***Funding:***

The project will be funded by EPD Grant (60%) and CCWA Stormwater Program (40%).

***Recommendation:***

- CCWA staff and CH2M Hill recommend award to the low bidder Georgia Development Partners, LLC.

UPON Motion by John Chafin and seconded by John Lloyd Joiner it was unanimously

RESOLVED: to award the East Jesters Creek Phase 3 Stream Restoration Bid Recommendation to the low bidder, Georgia Development Partners, LLC.

East Jesters Creek Phase 3 Stream Restoration Services During Construction Task Order Recommendation: Mr. Buffington continued with the East Jesters Creek Phase 3 Stream Restoration Services During Construction Task Order Recommendation.

This task order includes services during construction provided by CH2M Hill for construction of the East Jesters Creek Stream Restoration project. The project will include grading and construction of a stable stream channel consisting of an approximate 3,500 feet segment along with native vegetation plantings.

Services provided include construction management and administration; document management; site coordination; project controls; field inspection; shop drawing and samples review and approval; monthly pay request approval; design clarifications; preparation of as-built documents; and closeout of the completed construction project.

**Project Managers:**

- CH2M Hill, Engineers – Chris Cranmer
- Clayton County Water Authority – Mike Buffington

**Task Order Summary:**

- Task Order Amount – \$120,000
- Time and Materials (not to exceed amount)

**Funding:**

- EPD Grant (60%) and CCWA Stormwater Program (40%)

Upon Motion by Marie Barber and seconded by John Chafin it was unanimously

RESOLVED: to approve the East Jesters Creek Phase 3 Stream Restoration Services During Construction Task Order SW-09-01 in the not-to-exceed amount of one hundred twenty thousand dollars (\$120,000) including Time and Materials.

Blalock/Noah's Ark Road Pump Station Generator Project Summary and Bid Schedule: Mr. Buffington discussed the updated Blalock/Noah's Ark Road Pump Station Generator Project Summary & Bid Schedule.

The Blalock Reservoir Raw Water Pump Station provides raw water to the Terry R. Hicks WPP. Finished water is then pumped from the Hicks plant to the distribution system through the Noah's Ark Road pumping stations. As recommended in the 2005 Master Plan Update, emergency standby generators will be installed at water production and pumping facilities over several years.

An emergency standby generator was recently added at the Hicks plant under a separate contract. This project includes construction of standby generator equipment at the Blalock Reservoir Pump Station, and at the Noah's Ark Road Pump Station. Construction documents are complete and ready for bidding.

***Project Managers:***

- CH2M Hill, Engineers – Kirsten Horton
- Clayton County Water Authority – Mike Buffington

***Estimated Construction Cost:***

- \$1,228,000

***Funding:***

- The project will be funded by R&E Funds

***Schedule:***

- Advertise For Bids April 17, 2009
- Non-Mandatory Pre-Bid Meeting April 30, 2009
- Open Bids May 12, 2009
- Start Construction August 2009

Casey Pelletization Improvements Bid Recommendation: Mr. Buffington continued with the Casey Pelletization Improvements Bid Recommendation.

The W. B. Casey WRF Sludge Pelletization Facility was placed in operation in 1980 along with expansion and upgrade of the water reclamation facility. This 30-year old facility provides beneficial use of biosolids producing the product Agri-Plus 650. Some of the pelletization equipment has been replaced over the years and portions of the facility need to be upgraded and modernized. The Solids Management and Capital Improvement Recommendations report completed in January 2008 included a phased approach to improvements to solids handling at the Casey WRF.

Improvements included in this project consist of electrical system upgrades; new instrumentation and control systems; safety; and odor control equipment; and architectural upgrades to the existing metal building, new control room, electrical room, laboratory, break room, and restrooms.

***Project Managers:***

CH2M Hill, Engineers – Greg Yarberry  
Clayton County Water Authority – Mike Buffington

***Bid Opening:***

The following bids were received at 2:00 PM Local Time March 12, 2009:

Heavy Constructors, Inc.	\$3,517,652
Crowder Construction Company	\$4,206,600

***Estimate:***

Final Engineers Estimate	\$4,604,000
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***Funding:***

The project will be funded by R&E Funds.

***Recommendation:***

CCWA staff and CH2M Hill recommend award to the low bidder, Heavy Constructors, Inc. in the low bid amount of \$3,517,652.

Upon Motion by Marie Barber and seconded by Lloyd Joiner it was unanimously

RESOLVED: to award the Casey Pelletization Improvements Bid Recommendation to the low bidder, Heavy Constructors.

Property and Casualty Insurance Renewal Recommendation: Chairman McQueen called on Karen Riser, Risk Manager, to present the Property and Casualty Insurance Renewal Recommendation.

Coverage	Current Carrier	2008-2009 Actual Annual Premium	2009-2010 Projected Annual Premium
Property/Boiler/EDP	Chubb	\$162,342.96	\$169,289.00
Contractors Equipment/Transit	Chubb	\$7,558.04	\$6,232.00
Crime	Hartford	\$5,483.00	\$5,483.00
General Liability	Travelers	\$277,694.00	\$275,452.00
Automobile	Travelers	\$127,014.00	\$128,787.00
Umbrella	Travelers	\$77,809.00	\$77,748.00
Excess Workers' Comp	Midwest Employers Casualty	\$25,805.52	\$26,895.00
Public Entity Management Liability	Travelers	\$8,365.00	\$8,300.00
Employment Practice Liability	Travelers	\$24,555.00	\$23,884.00
Corporate Identity Liability	AIG	\$12,080.64	\$10,872.00
Board - Travel/Accident	AIG	\$1,556.00	\$1,556.00
<b>Total</b>		<b>\$730,263.16</b>	<b>\$734,498.00</b>

Notes:

1. Crime policy is a three-year policy effective 5/1/2007 - 5/1/2010, total premium of \$16,448.
2. Board - Travel/Accident policy quote has not yet been received, projected premium shown based on prior year.

The staff, in conjunction with our agent Wachovia Insurance Service, is currently negotiating premium renewal rates with the existing carriers and new carriers for the coverage as shown above. The staff recommends renewing the CCWA property and casualty insurance policies with the best coverage/carrier for a total not to exceed \$735,000.00 for the policy year May 1, 2009 through April 30, 2010. The funding for these premiums is from various business units as part of the FY 2009-2010 Operating Budget.

Upon Motion by Lloyd Joiner and seconded by John Chafin it was unanimously

RESOLVED: to approve the Property and Casualty Insurance Renewal Recommendation as outlined above.

OPEB Trust Recommendation: Chairman McQueen removed this item from the regular session agenda.

Upon Motion by Marie Barber and seconded by John Chafin it was unanimously

RESOLVED: that the Board adjourn into executive session for land, legal, and personnel issues. The Board reserves the right to return to open session.

Upon Motion by John Chafin and seconded by Lloyd Joiner it was unanimously

RESOLVED: that the Board return to open session.

Mr. Thomas informed the Board that the Fiscal Year 2009 budget would not include a cost of living or merit increase, only a \$750.00 performance incentive for each employee contingent upon satisfactory performance. It was also noted that the budget would include an increase in legal fees from Fincher, Denmark & Williams of \$10 per hour.

OPEB – Other Post Employment Benefits Trust Recommendation: The Governmental Accounting Standards Board (GASB) has issued statements 43 and 45 which require local governments and agencies to account for their unfunded actuarial accrued liability attributable to other post-employment benefits (OPEB) and require accrual basis measurement and recognition of other post-employment benefit expenses and liabilities that will result in recognition of expenses over periods that approximate employees' years of active service.

This means that CCWA has to estimate and recognize on its financial statements, the future benefits that it will either pay for or subsidize for all active and retired employees. For example, we would have to estimate the benefit that a 30 year old active employee has accrued and will accrue over his/her career assuming they retire from the Authority and utilize the benefit. This has to be done for all active and retired employees each year. The current benefits that need to be included in this calculation are health insurance (paid by CCWA for the employee only) and life insurance (paid by employee but rate subsidized by being included in CCWA active employee policy). GASB 43 and 45 does not require a local government or agency to fund this liability but does require it be reported to provide full disclosure of financial obligations.

CCWA has paid the health insurance benefit for our retired employees on a pay-as-you-go basis each year (currently approximately \$305,000 per year) and has set aside approximately \$5.23 million in a voluntary trust to fund this liability in the future.

CCWA staff has developed a document to create an irrevocable trust for payment of these future benefits which will reduce the magnitude of the future liability that must be reported. We utilized the services of Buck Consultants to conduct an actuarial study to determine the magnitude of this future liability. The results of this study are listed below.

Unfunded Plan (continue pay-as-you-go, no dedicated funds set aside)	\$2,544,000
Funded Plan (set aside the existing \$5.23 million in irrevocable trust)	\$1,842,000

CCWA staff recommends adoption of the OPEB Trust Agreement and the Board's authorization to place \$5,230,000 into the Trust. The CCWA Board will also need to appoint three members to serve on the Trust Board along with the General Manager, Finance Director and Human Resources Director.

Upon Motion by John Westervelt and seconded by Lloyd Joiner it was unanimously

**RESOLVED:** to approve the recommendation to adopt the Funded Plan OPEB Trust Agreement and place \$5,230,000 (five million two-hundred thirty thousand dollars) into the Trust with the amended Trust document to include a Trust Board consisting of three Board Members, John Chafin, John Westervelt and Wes Greene and General Manager, Mike Thomas, Finance Director, Emory McHugh and Human Resources Director, Ed Durham.

Mr. Thomas also discussed the following topics:

- Apartment Complex Resolution – customer paid \$12,500 and was put on a payment plan
- Stimulus Money – have to pay back 70%
- Rate Adjustment – none at this time but possibly in the Fall
- Emergency Repairs – upcoming repairs costing more than \$20,000
- Forest Park Property – appraisals complete and worth \$12,700 combined. Mr. Thomas will negotiate offer.
- Blalock/Noah's Ark – resident complaint Carnes Lake
- 2010 Master Plan – Suzanne will contact stakeholders to obtain feedback
- House Resolution – Suzanne submitted Press Release
- Callaway Gardens – agenda for Called Meeting on April 16 & 17, 2009

Upon Motion by John Chafin and seconded by Lloyd Joiner it was unanimously

RESOLVED: to adjourn the regular session board meeting.

There being no further business to come before the open meeting, the meeting was adjourned.

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Pete McQueen, Chairman

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Walter Marie Barber, Secretary/Treasurer