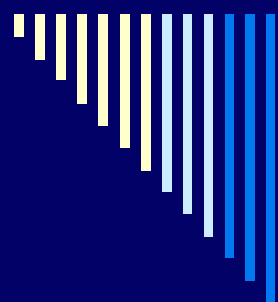


LUMMI ISLAND SCENIC ESTATES COMMUNITY CLUB INC.

# **Water Conservation Rules & Regulations Proposals**

**Special Membership Meeting**

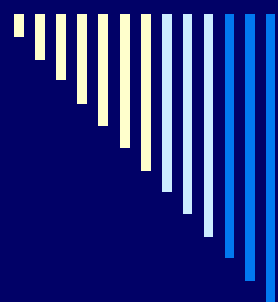
**October 18, 2008**



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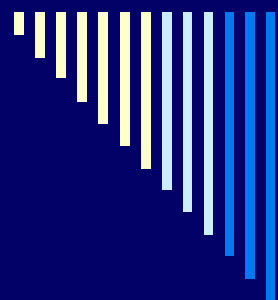
# Meeting Agenda

- 10:00 Call to order & Board Introductions
  - 10:15 Mark Sexton & Laura Mork:  
Background Information
  - 10:30 Bill Boulton: Rules & Regulations
  - 11:00 Discussion
  - 11:45 Conclusions
  - 12:00 Adjournment
-



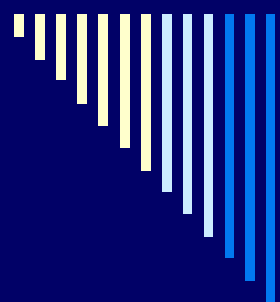
# Water Conservation Code

- Washington State code 246-290:
  - Set water use efficiency goals and rules to enhance efficient use of water by consumers
  - Establish leakage goals
  - Establish water saving goals
  - Develop water use programs
  - Report annually
  - Install water meters



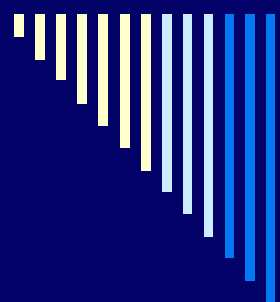
# LISE Water System Issues

- LISE Water Capacity is limited
  - 84,000 gallons per day
  - 67 gallons per minute pumping capacity for 21 hours per day
- LISE Water Usage (Winter) is high
  - 20,000 gallons per day average usage in off-season
  - 140 gallons used per full-time resident per day (40% above average)



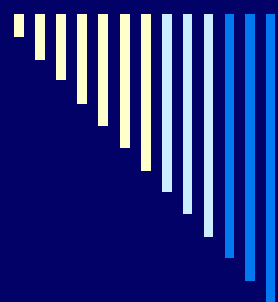
# LISE Summer Water Risks

- Summer water usage creates outage risks
  - If 350 people @ 140 gallons average = 49,000 gallons/day (~60% of capacity)
  - With landscape watering, usage can reach 90% of capacity (50% increase on weekends)
- If broken hoses or unconstrained watering:
  - 10 gallons per minute or 14,400 gallons per day
  - 2 problems could shut down LISE's water system



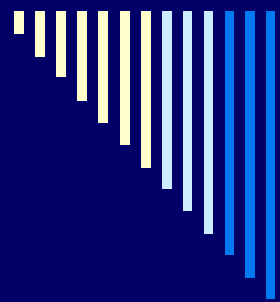
# LISE Water System Goal

- ❑ Reduce leakage by 5% per year
- ❑ Maintain loss rates below 7% of daily usage
- ❑ Maintain system wide average usage under 120 gallons per connection (20,000/day)
- ❑ Begin Summer conservation programs to ensure system viability at 140 gallons per connection (25,000/day).



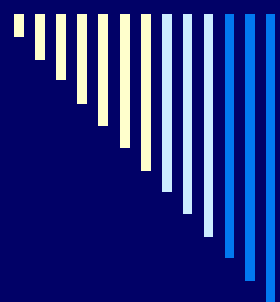
# Conservation Practices

- ❑ Hand-watering with nozzles in Summer months (stop unmonitored waste)
- ❑ Frequent watering rather than long-duration watering (stop runoff)
- ❑ Turn off water after use (avoid breaks)
- ❑ Water in mornings/evenings to reduce evaporation.
- ❑ Use water-smart landscaping (55 gal/foot)



# Conservation Practices

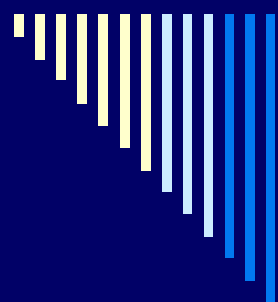
- ❑ Repair leaks immediately (6,300 gal/week)
- ❑ Use brooms rather than water for walkways
- ❑ Install low-flow faucets and showerheads (50% savings)
- ❑ Install high-efficiency washing machines (5,000 gal per year)
- ❑ Install inline water heaters or recirc systems
- ❑ Avoid landscape watering on weekends



# Water Management

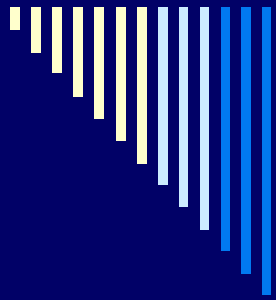
## □ Water Status Levels

- **Normal:** Low use season
- **Conserve:** Typically June 15 – September 15
- **Restricted:** During draught, excessive use, breaks
- **OUT:** System shutdown



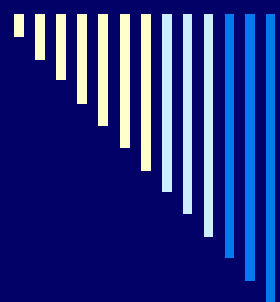
# Normal Level Conservation

- ❑ Low flow faucets and showerheads
- ❑ Water efficient washers
- ❑ Water-smart landscaping
- ❑ Check watering needs with meters/by hand
- ❑ Hand-held nozzles or limit sprinklers to 20 minutes per setting
- ❑ Frequent watering
- ❑ Turn off hoses after use to avoid breaks
- ❑ Fix leaks immediately



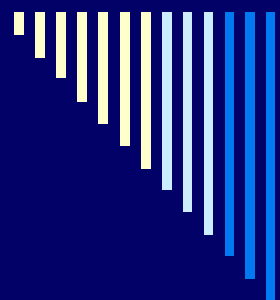
## Conserve Level

- ❑ Sprinklers are banned
- ❑ Outdoor watering is limited to alternative days based on odd or even addresses
- ❑ Monday's are non-watering days for recharging the system



## Restricted Level

- ❑ Out door watering is banned except with hand-held containers for protecting stressed plants or shrubs. No hoses.
- ❑ Emergency communication system activated with LISE members



# Out of Water

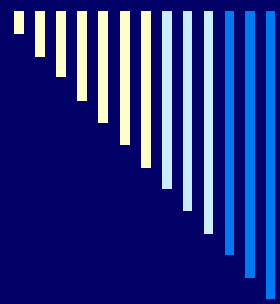
- ❑ Requires flushing & sanitizing the system
- ❑ Requires pressurizing the system
- ❑ Requires State inspection of the system
- ❑ Expect 3-7 days downtime



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# LISE Concerns

- ❑ Not current rules or regulations to protect excessive water usage
  - ❑ Some LISE members are taking advantage of this and placing the community water system in jeopardy of outage
  - ❑ There are no penalties for excessive water use or endangering the community water system.
-



LISECC's board proposes the following rules and regulations:

**5.4.3.3 (LISECC penalties for specific violations)**

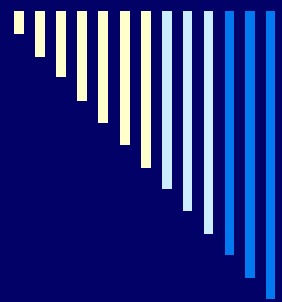
**“Excessive use of LISECC water resources which result in wasted water may result in water being shut off or disconnected and the cost of this shut off or disconnect and reconnection shall be charged to owner.”**



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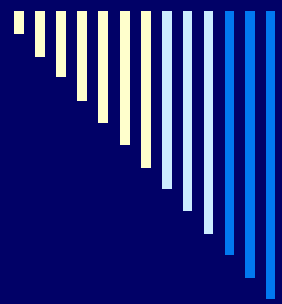
## LISECC's board proposes:

- 5.5.2.2. Members are to keep water courses through their property , as well as roadway ditches in front of their property, clear and open at all times. **“Access to LISECC water pipes and connections, including water meters, must be made accessible, free of obstructions from access for installation, inspection, administration, and maintenance purposes.”**
  - This will be tied to 5.5.2.10, allowing the board to charge for violations of 5.4.3 and 5.4.4.
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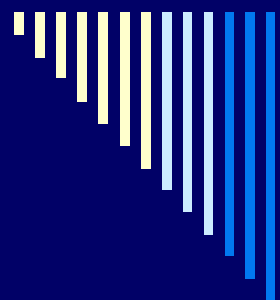
# Water Availability Designations:

- 5.4.4.1 will define Normal levels at below 25% utilization, Conserve levels at over 25% utilization, Restricted levels at over 40% utilization, and Outage at system shutdown.
- 5.4.4.2 will define water usage restrictions at the Conserve level and Restricted level of operations.
- 5.4.4.3 will define Public Notification of Water Supply Levels via public locations, Bellingham Herald, US Mail and/or direct communication.



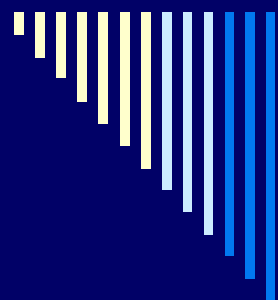
## Notification and Imposition of Fines

- 5.4.4.4 defines the method for issuing a fine notice by the Water Committee, the option to appeal within 14 days, & meet within 40 days. Fines are due within 30 days. First time water violation fines are a minimum of \$100, and further fines are a minimum of \$300 plus an outdoor watering ban. Reconnection fees will be \$100.



# Exceptions

- 5.4.4.5 allows exceptions to restrictions in the use of water sources outside of LISECC's water supply.



# Penalties

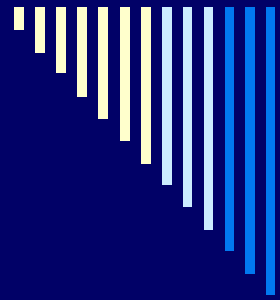
- ❑ Failure to comply with water usage restrictions shall be subject to a fine of \$100 per day for first time violations. Further violations will result in a fine of \$300 per day.
- ❑ Serial offenders are subject to installation of a flow restrictor for 30 days at 2.5 gallons per minute at a cost of \$450 for the first violation. Additional installations would be \$1000. Tampering with such equipment would result in a minimum fine of \$450.



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## Fine Notices

- 5.4.4.7 provides the process for mailing fine notices, fine hearing requests within 14 days, and fine hearing within 30 days. Fine invoices will be issued after 14 days and will be due and owing within 14 days of the invoice.
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## Fine Appeals

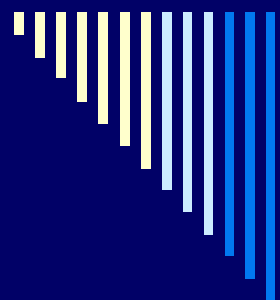
- 5.4.4.8 provides for appeal of the fine invoice to the board of directors within 14 days of the fine invoice, describing the basis for appeal and list of witnesses within 10 days of the next board meeting.
- Payment must be made to avoid interest charges on the fine amount.
- The board will hold a live hearing and issue its ruling within 10 days of the appeal hearing.



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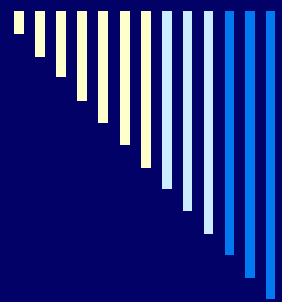
# Enforcement

- ❑ 12% rate of interest will be charged from due date of Fine Invoice.
  - ❑ Liens may be claimed for lack of payment regardless of appeals status if payments are not made.
  - ❑ Liens may be foreclosed with related costs and expenses in accordance with real estate law and established LISE procedures.
-



## Summary

- These rules & regulations are designed to protect LISE residents from uncontrolled water usage and risks of water outages.
- These rules & regulations meet all legal requirements for due process and appeals for members accused of violations.
- However, water meters are required before we can actually manage our water system.



# LISE Water Meter Installation Plan

- 2009: Install Meter Setters throughout LISE
- 2010: Install Water Meter throughout LISE
  - Set basic water usage rates
  - Set tiered water usage rates



# Installing LISE water meters

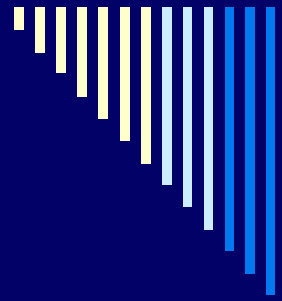
- 196 water connections in October 2008
    - 172 Houses
    - 21 RVs
  - 64 Meter Setters are installed
  - 132 Meter Setter to be installed in 2009
    - Cost of \$250 per installation  
(\$110/setter, \$20/box, \$20/reader, \$20 fittings, \$80 labor)
    - Total cost of \$33,000
  - 196 Meters to be installed by 2010
    - \$350 per meter (\$195 per meter plus \$30,000 for hardware/software system)
    - Total cost of \$68,600.
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## Conclusion

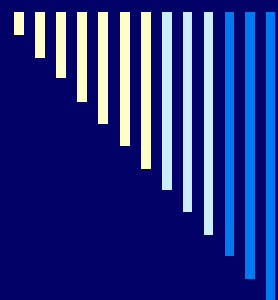
- Institution of Rules and Regulation regarding LISE's Water System Management will improve the conservation practices of LISE members, provide penalties for usage violations, and meet the State conservation code.
  - Installation of water meters will allow LISE to monitor actual water usage and charge for water usage. This will add to conservation practices.
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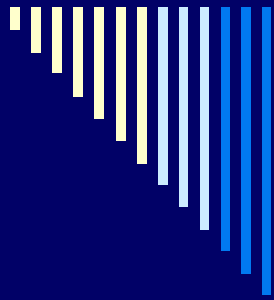
# Open for Discussion





# LISE Member Data

- 196 Water Hookups
- 64 meter setters
- 69 full-time residences (145 people)
- 110 part-time residences (219 people)
- 172 houses
- 21 RVs
- 254 other lots



# Water Setter Installations

<b>Account</b>	<b>Owners</b>	<b>Address</b>	<b>Water setters</b>	<b>Full Time</b>	<b>Part time</b>
12001	Dunn, Brendan & Jennifer	2990 Cove Avenue	X #		X
12016	Brownson, Jamil	1286 Island Drive/1291 Cove Avenue	X #		X
12022	Godden, Jean	1254 Island Drive	X #		X
12024	Ulrichs, Cole	1246 Island Drive	X #		X
12026	Thomas, Art & Karen	1242 Beach Avenue	X #		X
12032	Wray Family Trust	1222 Beach Avenue	X #	X	
12033	Wong, James & Nancy	1218 Beach Avenue	X #	X	
14007	Herring, Susan W. & Wolf, Norman S.	1215 Beach Avenue	X #		X
20016	Bustamante, Antonio	1220 Jamison Street	X #	X	
20022	Bowman, Jack & JoAnn	1253 Jamison Street	X #	X	
20038	Slater, Timothy & Kiersten	1203 Island Drive	X #		X
30038	Maneval, Percy O.	2940 Cedar Avenue	X #		X
30039	Lackey, Chester and Clara	2936 Cedar Avenue	X #		X
30040	Geri, Cynthia and Louis M.	2932 Cedar Avenue	X #		X
30042	Stoffer, Darlene	2924 Cedar Avenue	X #	X	
30043	Patterson, Martha	2920 Cedar Avenue	X #	X	
30046	Van Den Driesen, Jan	1185 Bay Street	X #	X	



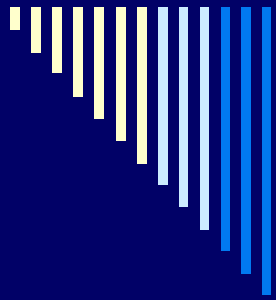
# Water Setter Installations

<b>Account</b>	<b>Owners</b>	<b>Address</b>	<b>Water setters</b>	<b>Full Time</b>	<b>Part time</b>
30047	Graves, Larry D & Candiss F	1191 Bay Street	X #	X	
30049	Elliott, Cathy and Scott	1199 Beach Avenue	X #		X
30055	Brookner, Kenneth & Valerie See	2941 Cedar Avenue	X #		X
30059	Johnsen, Kjell & Luanne	2925 Cedar Avenue	X #	X	
30069	Warner, Z. Robert & Margie	1188 Island Drive	X #		X
30075	Merrison, Donna & Bob	1164 Island Drive	X #		X
30089	Wildermuth, Dee	1116 Island Drive	X #	X	
30091	Nielsen, Kent and Nannette	1108 Island Drive	X #	X	
30095	Swanson, Kenneth, & Linda	2994 Hales Passage Drive/1197 Jamison Str	X #		X
30097	Piatt, Martin & Karen	2986 Hales Passage Drive/1189 Jamison Str	X #		X
30102	Adema, Donald	2966 Hales Passage Drive/1167 Island Driv	X #		X
30103	Ambrosini, Leah & Daniels, Marcus	2962 Hales Passage Drive/1163 Island Driv	X #		X
30108	Briskey, Grace and McAdams, David	2942 Hales Passage Drive/1141 Island Driv	X #		X
40032	Barry, Boyd & Renee	1205 Scenic Avenue	X #	X	
40034	Miller, Pamela	1213 Scenic Avenue	X #		X
40035	Barnes, La Priel	1217 Scenic Avenue	X #	X	
40036	Scheer, Roderick, & Tibbetts A.	1221 Scenic Avenue	X #		X



# Water Setter Installations

<b>Account</b>	<b>Owners</b>	<b>Address</b>	<b>Water setters</b>	<b>Full Time</b>	<b>Part time</b>
40055	Bilik-Franklin, Midana	1190 Scenic Avenue	X #		X
40056	Moore, Goldys and Ross	1194 Scenic Avenue	X #		X
40061	Nimon, Mitchel	1216 Scenic Avenue	X #		X
50003	Lilyroth, Norman	1182 Beach Avenue	X #		X
50012	Peter E Letchworth Trust	1177 Beach Avenue	X #	X	
50020	Miles, Kelli	1176 Bay Street	X #		X
50022	Carlton, Kristopher & Katelyn	2888 Cedar Avenue	X #	X	
50033	Mech, Mark & Kara	2897 Cedar Avenue	X #	X	
60008	Camarillo, Micaela & Ricardo	1133 Berry Way	X #	X	
60016	Brown, Angela & Byron	1104 Berry Way	X #		X
60043	Larsen, Ralph & Shirley	2858 Cedar Avenue/ 1169 Beach Avenue	X #	X	
60054	Holmerud, Harold	1142 Beach Avenue	X #		X
70018	Chow, Christopher and Thane, Dan	1105 Island Drive	X #		X
70022	Graham, John D & Lynne D	2955 Dogwood Terrace	X #	X	
70030	Hewitson, James & Kathy	2972 Dogwood Terrace	X #		X
70040	Buechner, Neva	2957 Hales Passage Dr /2958 Dogwood Ter	X #	X	
80002	Aggregates West	Adjacent to L.I. Quarry	X #		X
90008	Mork, Loren & Laura	3071 Mt. Vista Drive	X #		X
90031	Bowman, Linda and Paul	3075/3076 Mt. Vista Dr.	X #	X	
90033	Sexton, Mark and Marlene	3079/3080 Mt. Vista Dr.	X #	X	
90045	Burdick, Rick & Lydia	3040 Mt. Vista Drive	X #		X
90047	Dryden, Colette & F.W,	3030 Mt. Vista Drive	X #	X	



# Water Setter Installations

50007	<b>BENNETT, JOAN AND RANDALL</b>	1174 Beach Avenue	X #		X
50014	<b>DEVEREAU, KATHERINE</b>	1181 Beach Avenue	X #	X	
40062	<b>REGAN, JOHN &amp; LINDA</b>	1222 Scenic Avenue	X #		X
30105	<b>JOHNSTONE, KIRBY &amp; FAE</b>	2954 Hales Passage Drive	X #		X
100016	<b>SCHILLER, PRESTON</b>	2918 Rosewood Drive	X #		X
100019	<b>McGREGOR, PATRICK</b>	2928 Rosewood Drive	X #		X
100030	<b>HERTEL, RON</b>	1062 Dana Circle	X #		X