

River Glen Homeowners' Association

PO Box 1251

Berthoud, CO 80513

Meeting Agenda 11.october.2011

Mike Dower, Ben Golemon

1. Dechlorination

- Ben told me on two occasions that he would order tablets. Do we have the tablets yet?
- If not, then take no further steps and Mike will order tablets from USA Blue Book
- Please begin using these for dechlorination.
- Please give me a verbal update every other week on how this dechlorination is going.

2. Permit Renewal

- Paper copy of new permit is on file in the cabinet, in case you are ever asked
- RGHOA has formed a small committee to help us take necessary steps to get our project moving to replace lagoon system. Not sure yet what this will mean.

3. Trash Pump

- Ben to please confirm that the diaphragm pump with Honda motor belongs to RGHOA, like I've been told it does.
- If that is true, then we absolutely need this pump to remain at RG facility.
- This is not Ben's personal resource to take around and use at other customer sites.
- If you need one to use for other customers, then please invest in one, or tell your customers that they must invest in one. We took the lead on safety equipment where nobody else was willing to buy it, but we cannot afford to be without the trash pump again.

4. Communication

- Mike is very disappointed in communication habits over the past six months. This includes answering the phone, returning phone calls, weekend coverage, responding to emails etc. Pretty much everything associated with communication.
- Please make some REAL changes. If these changes cost you additional money, then build that additional \$\$ into your salary request for 2012 and beyond. Some ideas:
 - Get a second phone
 - If one of the problems is coverage, then get a better carrier or better plan with improved coverage.
 - Get yourself a reliable computer, and USE IT OFTEN.
 - Hire a worker and train him. Having weekends to yourself is an important part of being a good father and a good husband, I understand that completely. But you have chosen a career that gets in the way of that.

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Flooding our neighbors' basements is not an option. So please arrange for coverage when you need to be away or out of range.

- Provide Mike with a SECOND phone number. One number is not adequate, especially with the limited reliability that your phone has shown recently.

5. Lab Samples

- I have two invoices from the new lab called Colorado analytical. Are these correct? Any idea why these have not been paid? Is it possible that they only got mailed to your address, and never to the PO box?
- Have you been doing the testing I asked for back in July, upstream ammonia and pH?
- Please begin recording that data on a table and store that table down in the shack. I don't need a fancy chart, just a table with three columns (month, upstream NH₃, and upstream pH). That's all. I will do the charting.

6. The Future

- I have been concerned lately that your commitment to Sterkel Ops has been drifting away a little bit. Is this correct, or unfounded? We need 5 more years.
- I have been told by Wayne that hiring his company to operate our facility would cost us at least 3X what we are paying you. But that would give me much more value as well, and take lots of duties off my plate. This would improve my life tremendously.
- Here are some benefits that I think I would get from hiring Wayne:
 - Reliable 24-hour phone answering
 - Multiple employees capable of handling emergencies
 - Riverglen trash pump stays at riverglen
 - I think they would bring some electrical expertise; fewer calls to AAA for help.
 - They would have trash pumps, hoses, etc of their own to handle emergencies
 - They would have safety equipment of their own, and would use it consistently, thereby reducing the legal risk to Riverglen of an accident resulting from solo activity that you perform down in the hole
 - They would get pumps and motors repaired and reinstalled much more quickly
 - They would have aerator repair expertise and would keep our aerators running more consistently
 - They would INITIATE communication with me, not always wait for me to call them.
- What is your salary request for 2012? Please consider all the requested improvements listed above. Need to know by 10/31