

Keanland Park HOA

Community Meeting (Via Zoom) – Septic Update

11/22/2022 – 6:30PM

Board Members Present:

Kevin Ruoff	Mike Ard	Jim Huentelman	Scott Jarman
Chuck Klamm	Danielle Grindle		

Community Members Present (as Identified via zoom)

Lindsay Welsh	Bill Lesar	Tyson Schmidt	Sherrie Wiebe
Jim Wiebe	Jim Millett	Thom	Torie Hernandez
Greg	Michelle	Phil & Sharon	Marc Groenier
Andrew Coffman	Marc B.		

Zoom meeting was started at 6:15 by Kevin Ruoff

Zoom Meeting started at 6:30 by Mike Ard

Mike Ard, Board President, introduced the Board and discussed there is still one at large position open if someone wants to step up and help the community.

Mike Ard Led a discussion regarding the current issues surround the Keanland Park Septic System and the issues with the recent testing.

- Keanland Park is bound to follow Thurston County Guidelines
- Our systems reduce the nitrates in the water system, as required by Thurston County
- Annual Inspections required
- Nitrate testing every 3 years required
- Licensing and fees required by Thurston County

Mike Ard has been in discussions with Thurston County Environmental Health Department to see what we can do to mitigate some of the costs and requirements.

- Platt map notes require the nitrate testing. This was a result of push back from local Audubon Society concerns with wetlands and local birds. Builder Todd Hanson worked out this agreement to stop protests to the building in the community and the HOA is bound by those agreements.
- A single, certified, inspector is required to do all Keanland Park inspections. Homeowners cannot contract out separately.
- WAC 246.272A-0270 requires that gravity systems be tested every three years and all others, which includes ours, be inspected annually.

Mike Ard shared that in January 2018 Builder Todd Hanson appealed to the Court of Appeals the requirement to test for nitrates. That appeal was denied by the courts. Mike Ard will continue to look at this issue

A question was raised asking if the HOA Board was still bound by this now that Todd Hanson has nothing to do with Keanland Park. Mike responded that yes, the HOA is still bound by the agreements and requirements that were set by the county, unless they agree in writing to changes. Thus far, they have not been willing to amend their requirements.

Jim Huentelman commented that with the right focus we may be able to get this requirement overturned. The ask is that if anyone in the community is an Attorney who is willing and able to help the HOA with this, please contact the Board.

Mike Ard explained that there were:

- 54,172 septic systems in Thurston County
- 15,514 (28.5%) require renewable licensing fees
- 14,700 require 3-year operational certificates
- 654 require 1-year operational certificates– these are nitrate systems like Keanland Park.

Mike Ard discussed the current cost of the systems:

- Annual Septic Inspection Testing -- \$150+\$22 (HOA expense)
- Nitrate Testing every 3 years -- \$170+ (HOA expense)
- Annual Septic License Fee -- \$155 (Homeowner expense)

Mike Ard stated that the overall, total expense amounts (plus maintenance costs) is found to be comparable to one on a city sewage system.

Mike Ard discussed that the septic systems in Keanland Park were build and designed by Biomicrobics.

- Information about our system can be found on the HOA website: [Keanland Park HOA](#)

Mike Ard stated that you can access the records about your system by going to: www.onlineRME.com

- Scroll to the bottom, and click: Report Search For county
- select: Thurston
- Enter street number of residence, and street name as described, then Submit
- From your homesite page, on left side, click Service History

Nitrates need to be ≤ 30 mg/L per County guidelines. Biomicrobics systems meet or exceed that standard.

Mike Ard discussed when to pump your septic system:

- Thurston County has one limit, but Biomicrobics suggest you pump at 15”
- Ensure your selected pumper pumps BOTH tanks
- Work with your pumper to ensure all sludge and scum is removed as well as all the wastewater.

Mike Ard pulled up a picture of our septic system to show. This picture can be found on the website: [Septic-System-Components.pdf \(keanlandparkhoa.org\)](#)

A question was raised if the HOA could provide a list of quality/qualified pumpers who know our system. The Board will look at this.

Jim Huentelman, Board VP, who has a lot of experience with septic systems and environmental studies discussed that:

- RJ Trends, who has been doing the testing, is the only licensed distributor and service provider for Biometrics.
- RJ Trends does not do any pumping, as this would be a conflict of interest.
- RJ Trends can support and answer questions from pumpers that may not be familiar with our system and its two tanks.
- RJ Trends does recommend pumpers – The Board will look at the preferred list on the website.
 - This will need to be kept updated due to turnover
- 3 people at RJ Trends are trained and certified by Biometrics
- The current contract with RJ Trends requires any change in the inspection contract include the entire neighborhood.
- The equipment failures during the last round of inspections were a result of the lab contractors going out of business.
- RJ Trends lost money this last round of inspections due to the number of calls from our community.
 - Our contract for the HOA states that there be only one contact for the Keanland Park neighborhood.
 - RJ Trends indicated that they may need to raise their rates for inspections & testing in the future.
- Mike Ard and Jim Huentelman will seek to find other contractors that are or can be certified by biometrics to bid on any future contract.
 - Current contract must be cancelled prior to March 2023.

There was a question about how often systems need to be pumped.

- Mike Ard discussed that that depends on number of people in households as well as what you put into the system including what type of toilet paper you use.

Chuck Klamm, ACC Chair, addressed the meeting asking:

- Please read the CC&R's
 - If you want to do a project, please put it through the HOA Website.
 - [Architectural Compliance Committee – Keanland Park HOA](#)
 - [CCR's and Documents – Keanland Park HOA](#)
- If you are interested in being a part of the ACC, please send a note to INFO@keanlandparkhoa.org

A question was raised about how to kill the blackberries without contaminating the soil and wetlands with chemicals. A suggestion as made to use a homemade solution and spray it on the blackberries, but it will also kill the grass in the area:

- 5 Gallons of industrial vinegar
- 5 pounds of fine salt
- Mix and spray

Scott Jarmon (Board Maintenance Task Force) addressed the community about what our HOA dues pay for:

- road maintenance
- Mowing in common areas in late spring and late fall.
- Storm water (Swales) inspections
 - This is a Thurston County requirement
- There should be no activity in the retention ponds
- Road maintenance is the most significant expense
 - Crack sealing was done earlier this year
 - This is a preventative measure
 - The Board is looking at a seal coat for the roads
 - This was put off to next spring
 - Painting fog and center lines will occur as a part of this process
- And of course, the septic inspections & testing, etc.

A question was raised if the Board had a road fund.

- The answer is yes, this is a part of the dues and accrue over time to cover these expenses.

A question was raised about plowing the roads if we have snowfall this winter

- There was a previous vote by the community to not plow unless the snow was 10-12 inches
 - This is to preserve limited funds
- Thurston County will not plow as we have private roads
- Please be prepared for the snow
- Please help your neighbors that may not be able to get out in the snow to go to the store or other appointments.

Mike Ard Closed the meeting thanking everyone for their efforts in making our neighborhood a great place to live. Mike reminded everyone that if they want to join the board, the MTF or ACC to please reach out and again asked if anyone was a lawyer that could help the Board with any future new contract for septic inspection/testing to please reach out.

Meeting adjourned.