

**Lake Grove Water District
Minutes of Regular Board Meeting
August 17, 2026**

The meeting of the Lake Grove Water District Board of Commissioners was called to order at 6:01 p.m. at the Home Building Association, 15555 Bangy Rd. Lake Oswego, OR 97035 and chaired by Virgil Pearce. In person: Tammy Schalk, Edward Hodges, Tyler Curtis, Paul Howard, Steve Koper, Dan Taylor, Larry Kitchen, and Donna Anderson.

1. **PUBLIC COMMENT:** None.
2. **AGENDA APPROVAL:** Larry Kitchen made a motion to approve the agenda. Dan Taylor seconded the motion. A vote was called. In favor: All.
3. **APPROVAL OF THE FOLLOWING:** Larry Kitchen made a motion to approve July 20, 2026, Board meeting minutes. Dan Taylor seconded the motion. A vote was called. In favor: All. Larry Kitchen made a motion to approve the July 2026 financial. Dan Taylor seconded the motion. A vote was called. In favor: All. Larry Kitchen made a motion to approve the July 2026 accounts payable. Dan Taylor seconded the motion. A vote was called. In favor: All.
4. **Rate Hearing:** Larry Kitchen made a motion to approve Resolution 2026-03. Dan Taylor seconded the motion. A vote was called. In favor: All.

5. OLD BUSINESS:

Board Policy Revisions: The District Manager asked the Board to review Clark Balfour's comments on JD Pavsek's policy revisions. If the Board has questions, the District Manager can clarify. Key points: separate secretary and treasurer roles are unnecessary because the District has administrative staff. The current virtual attendance process is acceptable. No additional AV camera expenses are needed, since members can call in when necessary. If the Board agrees with Draft 1, it can be finalized at the next meeting.

Backflow device on Davis: Ed Hodges reported that the site is tight and likely requires at least an 8-inch backflow prevention device, which could significantly affect costs. He will confirm whether Lake Oswego will allow a below-grade apparatus, review feasible options such as incorporating the meter into a vault, and conduct a survey. The Board discussed why Lake Oswego requires backflow prevention, whether pressure differences are a concern, and whether to consult a backflow specialist, and suggest asking Clark Balfour before moving forward.

6. DEPARTMENTS:

COMMISSIONERS: None.

NW NATURAL WATER SERVICES: Paul Howard reported that parts for the large meters have arrived and installations are being scheduled. Bad radio meters have been replaced. Portland flow readings were adjusted, and Lake Oswego water was not used much in July. He also adjusted the Portland flows slightly, and flows are now where they should be.

OFFICE: District Manager reported that the audit took place last Wednesday. Signe Grimstad will present her report at the November meeting. The District Manager expects to circulate the draft in October.

7. ENGINEER: Current updates on the following projects:

Sunset Commons – (16607 Boones Ferry– residential/commercial) The owner is moving forward but lacks irrigation and streetlight plans for right of way.

5342 Bonita – A 1-inch meter service is required and locates have been requested. No Schedule.

6122 Carman Drive – (Pole Barn House) The meter is sized. There is an agreement for a weekly progress report.

16085 Inverurie Road (Woodlands Estates) – This 4-lot subdivision has been approved, but the preconstruction schedule is unknown. LGWD plans are approved.

16284 Bonaire Ave – The meter is size at 1-inch. No schedule yet.

5110 Carman Dr – LGWD has reviewed and approved the plans for a 2-lot partition.

6195 Burma – This 4-unit Clackamas County project is being expedited for land-use review. Tyler Curtis sent an email to the Developer inquiring about the review fee and plans.

16650 Boones Ferry Rd – LU25-0026, Steve Kaer’s mixed-use project. Broken meter was replaced and there is no timeline for development of construction plans.

Babson Place – Review of construction plans are completed for a single lot.

Davis Lane Connection– Ed Hodges will reach out to Lake Oswego about incorporating the backflow prevention device and conduct a survey.

8. MEETING ADJOURNED at 6:29 pm.



Commissioner, Chair



Date

Leanne J. H. 9/12/21
Commissioner, Treas/Secretary Date