

BSHWUA 2023 Membership Meeting

1. Call to Order
 - a. Meeting started at 7:00 pm March 14, 2023
 - b. 14 households at meeting
2. Introduce Board Members
 - a. Ty Walker – President
 - b. Chris Davis – Vice President
 - c. Gina Boesdorfer – Secretary
 - d. Leata English – Treasurer
 - e. Stan Becker – Operator
3. Approval of 2019 minutes
 - a. Brett Leffler motioned to approve 2019 minutes
 - i. Joel Riebli 2nd
 - ii. Unanimous vote to approve – 14 yay
4. Treasurer's Report
 - a. Account Balances
 - i. Checking = \$53,280.54
 - ii. Savings = \$5,578.46
 - iii. CD = \$71,471.43
 - iv. CD = \$35,052.17
 - b. Well Construction Cost
 - i. Current bills paid to date = \$66,831
 - ii. Approximately \$40,000 to complete this spring
 - c. Accounting Fees
 - i. \$5,433/year
 - ii. After the last treasurer, Leata was voted in as the treasurer and association agreed to hire an accounting company to help manage the finances. Decided to go with Rudd and Company after receiving several bids
 - d. Other Expenses
 - i. Insurance = \$3,751.00
 - ii. Payroll/Taxes = \$15,219.67
 - iii. Regulatory = \$2,696.65
 - iv. Repairs and Maintenance = \$9,126.90
 - v. Utilities = \$9,143.84
 - e. Net Income
 - i. Dues = \$58,500 annual (\$50/month)
 - f. Brett Leffler motioned to approve Treasurer's report
 - i. Emily Gerner 2nd
 - ii. Unanimous vote to approve – 14 yay
5. Operators Report
 - a. Upgraded RO Units – New Model
 - i. Pentar units that we started with have reached their life expectancy and filters are no longer available

- ii. Switched to upgraded model and about 2/3rds of the subdivision have been replaced – have been replacing as the old ones have been failing
 - 1. The new system filters are changed on average every 2-3 years depending on usage and family size
 - 2. More frequent use is better for the units
 - 3. The life expectancy is 25 years
 - 4. Have a stock of replacement parts if anyone experiences any issues
 - iii. New systems will remove any contaminants that might occur with a break or spill near the wells as well as unsafe minerals
 - b. Breaks/Repairs
 - i. Few breaks in the last year
 - c. Soft Start installs
 - i. Replaced the check balls in the valves and added a soft start which has reduced number of breaks due to energy surges
 - ii. There used to be a frequent start and stops for the well, which used more electricity and was hard on the system
 - d. Brett Leffler motion to approve Operator's report
 - i. Joe Ryan 2nd
 - ii. Unanimous vote to approve – 14 yay
- 6. Unfinished Business
 - a. New well/Outside Watering
 - i. Well #1 collapsed at the bottom and water is no longer able to flow into it. It is the original well for the subdivision
 - ii. There was a break between Well #2 and the system, which is in the same trench as the Northwestern Energy gas line down to Butte – and as a result, it cannot be fixed or replaced
 - iii. Well #3 – although the lawsuit was settled and the association has rights to the well, it is a low producer and currently being looked into as an emergency well
 - iv. Drilled a new well as the top of the open park. It is a 500ft well that is in a confined aquifer – do not need to do chlorination or worry about ground water contamination
 - 1. Plans are approved to tie this well into our existing system.
 - a. Put it out to bid and have only had 1 person respond and they can start end of April weather dependent.
 - 2. Working with NWE to get power set up to the well
 - 3. If everything goes well, it should be up and running in early May
 - 4. It pumps as much as the well that broke
 - 5. This will give the association 2 working wells
 - v. Important to follow the outdoor watering schedule to maintain water levels for the association – *see notes in 6.c for additional information*
 - vi. Water has been tested and it will be tested again before it is officially tied to the system

- vii. Cost of materials have dramatically increased over the course of the project and labor has been delayed due to contractors' schedules
- viii. Brett Leffler – asked about the well that lost the casing and if it would be abandoned
 - 1. The well drillers have said it will cost as much to repair the well as it would be to put in a new well because of the change in codes. Additionally, the static water level in the well is too high for current codes and would require chlorination – standard is 25ft below existing ground.
 - 2. Hoping to find another location to drill another well on park property
 - 3. Currently operating on only 1 well, will have 2 after the new one is hooked up, and would like to get a 3rd well set up. Our Certificate of Subdivision is written to have 3 wells.
 - a. Ideal to have wells that are tied into the tanks rather than households having the ability to draw off the main lines going into the tanks.
 - 4. Want to be mindful of the cost – need to balance needs for wells with cost of work.
- b. Proposed Waterline update near Well #4
 - i. Prior to the well collapse, there were plans in motion to reroute how the wells reached the tanks
 - 1. The first two houses are not connected to the tanks, only to the system – they do not have access to water when the wells need to be turned off for repairs while the rest of the neighborhood is on gravity field.
 - 2. The plans address this issue and plan to replace curb stops that need repaired and will route water from the wells directly to the tanks.
 - ii. Still want to move forward with these plans, but balancing the need with account balances – estimated cost is approximately \$60,000
- c. Need for an additional well – estimated cost is approximately \$100,000
 - i. Would like to find space for additional well.
 - ii. Have water rights to be able to use functioning 4 wells.
 - 1. Even with those rights, we are only allowed a certain amount of water/ year. If the subdivision goes over the limit there are stiff penalties, so regardless of the number of wells, there will still be a watering schedule
 - a. The original house allotment was 500 gallons/day
 - 2. If it becomes a problem and the subdivision is not compliant (e.g. using too much water), we would need to move to a metered system which would be a large cost to each homeowners and for the association
- d. Discussed getting signed up for emails through the website to ensure everyone is getting updates.
 - i. The website is also updated with information when breaks occur
 - ii. Emily Gerner suggested sending out an “urgent message” through the Nextdoor app
- e. Brett Leffler motion to approve Unfinished Business report

- i. Andrew Byl 2nd
 - ii. Unanimous vote to approve – 14 yay
- f. Updates to bylaws
 - i. Revised version has been posted on the website since 2019
 - ii. The previous lawsuit highlighted that the President and Vice President had the ability to unilaterally authorize purchases, write checks, and make decisions
 - 1. The revisions address that concern
 - iii. Added that the water association would be able to add a lien to a house if a homeowner does not pay their bill
 - iv. Added that the association's money needed to be held in an insured bank
 - v. Changed the meeting notice requirements to remove requirement to post in the newspaper
 - vi. Brett Leffler motion to approve amended bylaws
 - 1. Marcia Allen 2nd
 - 2. Unanimous vote to approve – 14 yay
 - 3. Proxy vote will be sent with the next statement
- 7. New Business
 - a. Discuss Fees/Associations Dues
 - i. Raise Monthly fee to \$75/month from \$50/month
 - 1. In 2014 fees were \$80/month and the cost was lowered because it was not needed due to the surplus at the time
 - 2. Board is currently searching for grants to apply for to replenish costs associated with putting in the new well – but it is not a guarantee
 - a. Please let us know if you have grant writing experience and would like to help
 - 3. Brett Leffler – commented that he was on the board when the costs was \$80/month, said that it is important to raise rates now when it is a small increase. If there is a break or other unexpected expense and there is not enough money in the association, each household would potentially have to go through an assessment and might owe a large amount to cover the cost of the expense (e.g. if the association did not have enough money set aside to dig the well, each household may have had to pay a few thousand dollars to cover the cost).
 - 4. Other neighborhoods pay near and over \$100/month and some fluctuate cost based on time of year (e.g. Forest Park is a monthly rate in the winter and a metered bill in the summer)
 - 5. Accounts are about 50% what they were this time last year with work that still needs to be completed – the increase in dues would ensure the costs are covered and help rebuild the account balances
 - b. Brett Leffler – motion to increase water rates to \$75/month as recommended by the board
 - i. Emily Gerner 2nd
 - ii. Unanimous vote to approve – 14 yay
 - iii. Will send out proxy vote with the next statement

- c. Election of Board and Officers (2-year terms)
 - i. President
 - 1. Brett Leffler nominates Ty Walker
 - a. Unanimous vote to approve – 14 yay
 - b. Proxy vote will be sent with the next statement
 - ii. Treasurer
 - 1. Brett Leffler nominates Leata English
 - a. Unanimous vote to approve – 14 yay
 - b. Proxy vote will be sent with the next statement
- 8. Additions to Agenda
 - a. Leata Notes – the board decided to forego late charges during COVID for households struggling. Everyone was able to get caught up. Late charges will be charged again going forward
 - b. Stan Notes – it is an aging system and is over 50 years old. We are doing everything we can to keep the system in good working order. The soft starts also saved the transformer from damage during the cold snap
 - c. Joel Riebli – the grater keeps nicking the tower on the road for the water connection between Whitetail and Antelope – a new post needs to be put in
 - d. Andrew Byl – there is graffiti on the rocks in the park – thinks it should be cleaned to avoid it becoming a targeted area for more graffiti
 - i. Stan will look at and attempt to clean
 - e. Brett Leffler – thanks the board for their service
 - f. Ty Notes – Association members are welcome to volunteer and help out – email association if you want to volunteer or help out
- 9. Call to Adjourn
 - a. Ty Walker motions to adjourn meeting
 - i. Chris Davis 2nd
 - ii. Meeting Adjourned at 8:02 pm