

4/9/2024

1. Called to Order
  - a. Meeting Started at 7:01 pm
  - b. 13 households present at meeting
2. Board Members Present
  - a. Gina Boesdorfer – Secretary
  - b. Stan Becker – Operator (non-voting member)
  - c. Ty Walker – President
  - d. Leata English – Treasurer, Operator
  - e. Vice President – Vacant
3. Approval of 2023 Minutes
  - a. Joel Riebli motioned to approve 2023 minutes
  - b. Frank Sherlock 2<sup>nd</sup> motion
  - c. Unanimous approval of 2023 minutes
4. Treasurer's Report
  - a. Account Balances
    - i. Current – the checking and savings account have the same interest rate
      1. Checking = \$70,554.49
      2. Savings account = \$1,590.08
    - ii. Last year
      1. Savings was about the same and approx. \$1,500
      2. Checking was \$165,382.60
        - a. Total included the 2 CDs we had in the previous year – these CDs were cashed out once they matured.
  - b. Well Construction Cost
    - i. Total cost of the new well is about \$95,000
      1. The cost of materials drastically increased over the last few years and resulted in a much more expensive Well than the original anticipated cost
    - ii. Had to use a 2-phase motor
    - iii. Went out to bid when designing the well and had very limited options for construction
      1. We were only able to get the well completed because Lindsay Drilling had a different job cancel last minute
      2. Were able to use a new contractor to get the Well connected to the system
    - iv. Still working on a 3-way rotating switch – we are waiting on an electrician to be able to come out.
    - v. However, the Well is currently up and running
  - c. Accounting fees
    - i. Accounting firm is about \$10,800/year for Rudd & Co.
    - ii. Leata takes checks to the accounting firm, they deposit and record, then Leata and Ty sign the checks to pay bills

- iii. Sometimes the checks for the most recent quarter water bills have not been deposited before the next quarter's bill is printed. If you receive a statement that says you owe for 2 quarters, but know you have paid the previous quarter bill, it is likely a timing issue.
- d. Other expenses
  - i. Repairs cost about \$18,000 in 2023
  - ii. Utilities are about \$8,000 in 2023
- e. Net Income
  - i. No additional discussion
- f. Motion to approve Treasurer's Report
  - i. Sandy Green motions to approve Treasurer's Report
  - ii. Greg Bibeau 2<sup>nd</sup> motion
  - iii. Unanimous approval of Treasurer's Report
- 5. Operator's Report
  - a. Upgraded RO units – New Model
    - i. Old units are outdated and are no longer made, and parts are no longer accessible
      - 1. Most households have the new units – only 5 or 6 homes have the old units
    - ii. The new units last 30-40 years and work much better
      - 1. They will make about 25 gallons/day
      - 2. Filters need to be changed every 2-3 years
        - a. Every household is on a standing rotation for the filters to be changed every 2 years
      - 3. If the filters are bad, no water will come out
        - a. If that happens call Stan or Leata
      - 4. The bladder in the tanks also sometimes go bad and need to be replaced – these have typically been replaced when the units are replaced
    - iii. The new Well has arsenic and fluoride that exceed the EPA standard which is why we have the RO units
      - 1. Common for all water in our geographic area
      - 2. Stan and Leata will sample all units once every three years – typically done on a rotation
      - 3. Will be doing a separate test for the RO units, the arsenic, and the fluoride once the test is officially complete – each test has a cost associated and the costs have increased
  - b. Breaks/Repairs
    - i. Subdivision is 52 years old and breaks are to be expected and we have found a local contractor who can respond quickly
      - 1. Experienced a lightning strike to the transformer by the mailboxes that took out the electrical system for the Well
        - a. Our control panel has a safety feature that turns off the control panel, so there was no damage to the panel

2. Experienced a lightning strike to the Well casing that broke the motor in that Well
  3. Had a break on Greenwood Trail
  4. Had a homeowner service line break
- c. Soft Start installs
  - i. Creates a more gentle start and a slower wind down that reduces the likelihood of breaks in the pumps and motors
    1. Feature also helps with things like lightning strikes
- d. New Well/task automation
  - i. Hit a confined aquifer with the new Well
  - ii. Waiting on electrician to complete the process to get connected to the 3-way switch
  - iii. Current Wells produce about 100 gallons/minutes combined
- e. Motion to Approve Operator's Report
  - i. Amiee Sherlock motioned to approve Operator's Report
  - ii. Sherry Reynolds 2<sup>nd</sup> motion to approve
  - iii. Unanimous approval of Operator's Report
6. Unfinished Business
  - a. New Well/Outside Watering
    - i. Will keep same watering schedule as 2023
      1. Households will be able to water every other day and half will water in the morning and half will water in the evening – schedule is posted on the website and is based on address. The schedule will also be sent with the June bills and will be posted at the mailboxes
      2. Having the watering schedule split this way allows the tanks to rebound sufficiently for consistent use
    - ii. The neighborhood zone only allows for each household to use 500 gallons of water per day
      1. One rainbird sprinkler system will put out about 300 gallons/water – making it quick to reach the daily allotment
      2. Consistently going over the neighborhood allotment might require each household to put in meters (approx. \$2,000/home)
  - b. Proposed waterline update near Well #4
    - i. This has been in the plan prior to the new Well construction
    - ii. The original plans have expired and will need to be reapproved – will have a \$150 review fee
  - c. Need for an additional Well
    - i. Looking at repurposing Well #3
      1. This Well will be relatively easy to get up and running – just needs new piping and water lines (see 6.b.)
      2. It is currently turning water 180 degrees and creates air bubbles and corrodes the pipes

3. There are two homes that are not on the regular water feeding – they do not have access to any water from the gravity feed when the water needs to be turned off
          - a. This will be corrected with the new piping work
      - d. Well #2 is located in Forest Park and is located under the main gas line that supports Boulder and Butte
        - i. Is relatively inaccessible and would cost as much to re-pipe as it would to drill new Well.
        - ii. Discussing selling the physical Well to Forest Park to help recoup costs associated with the construction costs over the last year
      - e. Member question
        - i. Is there an emergency plan if we lost water?
          1. The fire department has an emergency plan that involves piping water from the creek
          2. We would like to get a backup generator to use in case of severe power outage
          3. National Guard would be involved if there was an emergency situation
          4. Keep at least 5-10 gallons of water on hand for emergency use
      - f. Motion to approve Unfinished Business Report
        - i. Frank Sherlock motioned to approve Unfinished Business Report
        - ii. Corey Phillips 2<sup>nd</sup> Motion
        - iii. Unanimous approval of Unfinished Business Report
  7. New Business
    - a. Discuss Fees/Association Dues
      - i. Raised monthly fee to \$75/month from \$50/month
        1. Will go into effect on the upcoming bill
        2. Will cover increased expenses and replenish reserve funds
        3. Have been searching out grants and other funding sources to try to recoup costs – also explored becoming a water district but it was not a viable option
        1. Will continue to look for outside funding options
    - b. Election of Board and Officers
      - i. Vice President (2-year term)
        1. Mostly phone calls, coordinating with other board members when needed
        2. Frank Sherlock nominated as Vice President
          - a. Sherry Reynolds motioned for Frank Sherlock to become Vice President
          - b. Pam Scott 2<sup>nd</sup> motion
          - c. Unanimous approval of Frank Sherlock as Vice President
      - ii. Secretary (2-year term)
        1. Gina Boesdorfer nominated for Secretary

- a. Ty Walker motioned for Gina Boesdorfer to remain as Secretary
- b. Greg Bibeau 2<sup>nd</sup> motion
- c. Unanimous approval of Gina Boesdorfer as Secretary

8. Additions to Agenda

- a. MDT reconstruction of Haab Ln. – potentially will close Hwy 282 right before Haab Ln and traffic will have to go down to Clancy and up Hwy 282
  - i. Confirmed on MDT website – dates unknown
- b. People have reached out water board about tiny homes that some homeowners want to put on their properties
  - i. Covenants are for a single-family home properties and tiny homes cannot legally be connected into the water system
  - ii. Properties can have 2 outbuildings – no plumbing allowed by covenants
  - iii. These are DEQ COSA (certificate of subdivision approval) requirements
  - iv. Blue Sky Heights does not have a homeowners association beyond the water board/regulation
    - 1. Any disputes between neighbors would fall under civil law

9. Call to Adjourn

- a. Ty motioned to adjourn
- b. Samatha Mattis 2<sup>nd</sup> motion to adjourn
- c. Unanimous approval to adjourn
- d. Adjourned at 8:10 pm.