

MINUTES: June 14, 2023 Roosevelt Lake Ranch Water System Meeting

Meeting Called to Order at:	5:01 PM
Board Members in Attendance:	Dustin Penwell, Delaine Britton, Rob Heinz, Jeff George, Larry Sanborn and Todd Heaton.
Community members in Attendance:	None.

Guest Topics:	None.
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Approve Minutes from May:	Motion by Rob Heinz, 2 nd by Jeff George, AIF.
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Summary of Water Operator Reports from May:

Hours Worked Report	Reviewed.
Coliform Test	Performed & passed.
Daily Chlorine Test Report	Performed & passed. Kathleen noticed an issue with levels. She found an air bubble which she was able to fix.
Water Pumped Report	6,039,000 gallons pumped. 2,079,900 more than May 2022 and 4,855,500 more than April 2023.

Treasurer's Report: Account balances as of May 30, 2023:

Contingency Fund:	Checking:	STCU:	STCU CD:	Total:
\$167,584.14	\$26,179.66	\$10,432.60	\$101,550.20	\$305,746.60

Action Items

President	Water Reservoir Tank Gen Set Status: Electrician has worked on the Transfer Switch, Panel and properly mounted the box. He has a few things left to hook up. Once done, Steve with NW Generator will return to train us on use & maintenance.
	Lot Survey Follow Up: The Survey on the pump house lots have been completed and will be recorded with the county next week. A neighboring lot has encroached about a ½ acre onto the pump house lot. A driveway and gazebo have been constructed there. We will seek advice from an attorney.
	Additional Hydrants: Working on pricing and locations.
	Steel Water Line Issues: The identification and replacement of the old-time steel water lines has become a priority. We cannot wait until there is a failure. We have begun to work on locations, determining the best route of replacement and obtaining quotes. Due to this, the Pump House Replacement project will be scaled back and/or postponed.
	Past Due Accounts: This is the first billing cycle to use the "Disconnection" warning notices. These notices are going out on accounts that are 2 billing cycles behind. There are 8 members receiving this notice. A lien has been filed against one member.

	<p>Annual Meeting:</p> <ul style="list-style-type: none"> ○ We will have a presentation regarding a new, free, program regarding fire safety around your property. ○ Discussed Elections and candidates. ○ Meeting will be outdoors, reminder for folks to bring chairs. <p>➤ A Motion was made by Rob Heinz (2nd by Jeff George & AIF) to purchase a PA system (with 2 microphones) for use at the annual meeting. The cost is not to exceed \$500.</p>
	<p>Easement, Meter & Backflow at Bell Trust property:</p> <ul style="list-style-type: none"> ● Their attorney emailed with questions regarding our letter to access the property. No other communication since. ● We need a copy of the road easement – will reach out to Stan Johnson. ● Once received, seek legal advice regarding our options.
Rob H.	<p>Rob's Reports:</p> <p>We reviewed the Project Costs spreadsheet. The new Budget spreadsheet now goes out to 2031, a 9-year projection. The P&L spreadsheet discussion was around an accounting difference between the "Income" year and "Fiscal" year. This is due to our bi-monthly billing cycle. Just something to be aware of. A listing of accomplishments & goals that can be summarized for the annual mtg.</p>

New Business:

- Transponder Issues: Recent electrical storm knocked out connection between the pump and the tanks. Dustin was able to fix. A suggestion has been made to investigate a WIFI type connection. This would allow us to monitor and discover these types of issues much faster.
- Pump Control Panel Screen: Kathleen notified us that the screen no longer works. Creston had updated theirs to WIFI which she accesses from her phone. The new unit was about \$600.
 - Rob Heinz made a Motion to research internet/cell services available to support WIFI usage for the control screen and the transponder issues. This will also assist with future upgrades. The Motion was 2nd by Todd Heaton, AIF.
- Do we have a Deed to the "Dungeon" property (the upper lot)?
- Does our insurance cover if our water line "blows out"?
- Need for an easement from the Ivy's on the pump house road along the green belt?

Projects	Status
Pump House Replacement	Work for 2023 will be scaled back or postponed to 2024.
Meter for 2" Hydrants	Meter ordered.
Olson's Bluff Bladder Tanks	Valve to be installed when available.

Next Board Meeting Scheduled for: July 12, 2023 @ 5pm

Meeting Adjourned at: 7:09 PM