

## MINUTES: March 8, 2023 Roosevelt Lake Ranch Water System Meeting

Meeting Called to Order at:	5:02pm
Board Members in Attendance:	Dustin Penwell, Todd Heaton, Rob Heinz & Delaine Britton and via internet Debbie Ivy and Larry Sanborn
Community members in Attendance:	Denny Woiwod

<b>Guest Topics:</b>	None
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<b>Approve Minutes from February:</b>	Motion by Todd Heaton, 2 <sup>nd</sup> by Rob Heinz, AIF
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### **Summary of Water Operator Reports from February:**

Hours Worked Report	Emailed to Board 3/9
Coliform Test	Awaiting results
Daily Chlorine Test Report	Emailed report to Board 3/9
Water Pumped Report	717,900 Gallons Pumped. 85,600 gallons more than February 2022 and 999,700 gallons less than January 2023.

### **Treasurer's Report:** Account balances as of February 28, 2023:

Contingency Fund:	Checking:	STCU:	STCU CD:	Total:
\$152,332.14	\$29,864.74	\$10,431.28	\$100,407.05	\$293,035.21

### **Action Items**

President	Gilmore Letter: Letter sent requesting a copy of their document, December 8, 2022. No reply.
	Easement, Meter & Backflow at Bell Trust property: Letter sent Nov. 18, 2022 requesting permission to inspect Backflow valve. Revisit next month.
	Water Reservoir Tank Generator: <ul style="list-style-type: none"> <li>Rob and Todd found a Kohler Generator for a very good price. When Dustin ordered, the unit was on sale for \$600 less than quoted. The unit has been ordered and should be received within a month.</li> <li>Also need to evaluate our Pumps – identify if we have Soft Start Pumps and if not may need to purchase.</li> </ul>
	Water Fee Discussion: <ul style="list-style-type: none"> <li>Much discussion regarding income and expenses. Refer to the Budget worksheet prepared by Rob. We are currently operating at “break-even” financially. We want to continue installation of Fire Hydrants &amp; T-Valves. This will help reduce homeowner insurance rates. Back-Flow Testing cost \$8,664 in 2022. Suggested that we pass that along to the homeowners in 2023. We need to prepare for the reduction in Joining Fees as few lots remain to be sold. We also need to inform the community of these issues and our efforts to keep the system financially viable.</li> <li>The following motion was made by Rob Heinz, 2<sup>nd</sup> by Delaine Britton and AIF. The motion is to increase the Bi-Monthly Water Assessment Fee from \$90 to</li> </ul>

	\$110, an increase of \$10 per month. Also, to revise the Overage Tiers and Overage Rates as follows: 120,001-200,000 @ .70 per 1000 gals; 200,001-300,000 @ 1.30/1000 gals; 300,001-400,000 @ 1.70/1000 gals and 400,001 and above \$2.40/1000 gals. Additionally, increase the Transfer Fee from \$250 to \$1,000. And the fee for the Backflow Testing done annually will be added as a separate item on the billing statement.
Rob H.	<p>Rob's Reports:</p> <ul style="list-style-type: none"> <li>Inland Power report: Cold spell in February resulted in an increase in electrical usage. Determined the heater is an older model which uses a great deal of power. Suggest we replace the heating unit with a more efficient unit which would both heat and cool.</li> <li>P&amp;L reports: Concerned about categories now showing as zero and those expenses lumped into another category. Need for expenses to be logged into the proper "buckets".</li> </ul>

**New Business:**

Change date for Annual Meeting:	August 5 <sup>th</sup>
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<b>Projects</b>	<b>Status</b>
Sires Subdivision	Letter of response needed.
Mapping and Surveys	Larry K. continues to work through issues. Not all information is lining up.
Pumphouse Lot Property Line Issue	Awaiting completion of survey.
Gravel driveway at Water Tanks	Spring 2023.
Meter for 2" Hydrants	Backflow preventer has been picked up. Need meter.
Olson's Bluff Bladder Tanks	Valve to be installed spring 2023.

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

**Meeting Adjourned at:** 7:04 PM