

**Roosevelt Lake Ranch Water System
Annual Membership Meeting August 8, 2026
MINUTES**

Meeting Called to Order at: 10:06 AM

Sign In/Establish Quorum: Everyone is asked to sign in.

Introductions:

Dustin Penwell, President; Eileen Scheibner, Treasurer; Delaine Britton, Sec/VP; Clint King-Elmes, Pos 1; Cheryl Leipham, Pos 2; Kathleen Strozyk, Water Operator and Lori Derrer, Bookkeeper

Approve Minutes from July: Motion to approve from Cheryl, 2nd by Eileen, AIF.

Water Operator Review:

Review of water tests taken monthly.

Financial Review:

STCU Contingency Fund:	STCU-CD:	US Bank – High Yield Savings:	US Bank Checking:	Total:
\$34,228.11	\$115,473.55	\$194,428.04	\$30,119.84	\$374,249.54

Eileen reviewed the Generator Loan and our Inland Power rebate. July income was higher than budgeted. Income for the year-to-date is on track with budget and Expenses at this time are approximately \$45,000 less than budget. The total of all bank accounts is up \$96,000 from this time last year.

Past Year Overview:

Back in August of 2025 during our yearly Lead and Copper testing, one of the three locations tested received a hit for Lead. That location was on a line with only 4 residents. Being proactive, the Board determined that the best cause of action would be to purchase pitcher-type water filters and provide them to the 4 homes. Additional tests were taken at all of those locations as well as a few other locations to ensure it was an isolated incident. Upon receiving those test results, we determined that the incident was isolated to only one resident due to the fact that there was recent remodeling done at the property.

In October, the annual backflow testing was performed by AACRA Backflow.

In March, site preparation began for the new concrete pad for the standby generator. Preparations were being made in the pumphouse for the VFDs.

In May, after some communications with several of our members about our text messaging service, we began researching and discussing options for once again providing that service.

After a highly coordinated effort including Inland Power and Light, Bonneville Power Administration, Todd Heaton with Heaton Enterprises, Jeff Pitton with JJP Electric, Scott Sanderlin with Lincoln Excavation, Drew Howerton with Howerton Electric, Shannon Brendan and Sam with Calvert Technical Services as well as Kade Brent and Brian at Western States, our Yaskawa VFD for Pump #1 and our new CAT D150 GC Generator were installed and brought online.

Currently the system has 262 Hook Up accounts and 76 Non-Hook Up lots.

Projects:

Fortunately, this past year we did not have any water outages, infrastructure issues, or major leaks on member's personal properties. As you can tell by the financial reports, we have put a pause on all of our current upcoming projects in preparation for our major Sterling Valley Line Project. We are doing everything we can to forego any conventional lending due to the fact of the current markets high interest rates. This project is estimated at a cost of close to \$450K. At this time, all of our future projects will remain on hold until the completion of the new Sterling Valley Line. We have not had to have a water fee increase since the \$10 increase in January of 2022. It has always been our goal as the Board of Directors to provide an inexpensive, clean and uninterrupted source of drinking water to our members.

Final Call to Cast Ballots:

All Ballots were collected and tallied. 37 votes were cast for both Cheryl and Eileen.

Member Comments:

Members present were in favor of the Board assessing the costs of our upcoming projects to determine the amount of rate increase that would cover them.

Another member suggested that a back-up pump be purchased now to be used in case of failure.

A member familiar with Texting options is going to provide information on the service she uses for the Board to consider.

Two residents with low water pressure at their homes (but not at the meter) discussed their situations. Dustin is aware of each situation and has ordered new testing equipment to help assess the issue.

Dustin spoke of the differing water pressures within our system. Lot owners with high pressure may need a Pressure Regulator.

Fire Chief Comments:

Mike McQuaid addressed the group regarding current fire conditions. He took questions from the group.

Meeting Adjourned at: 11:47 AM