

WATER & SEWER BOARD OF DIRECTORS' MEETING  
MARCH 20, 2010

IN ATTENDANCE: Lyle Koller, Steve Koeckeritz, Jeanette Williams, and Manager Jody Sandquist.

ABSENT: Bob Strazer and Jack Watson.

PROPERTY OWNERS & OTHERS IN ATTENDANCE: Two (2).

PRESIDENT STEVE KOECKERITZ CALLED THE MARCH 20, 2010, WATER & SEWER MEETING TO ORDER AT 9:07 A.M.

This meeting was postponed from 8:00 a.m. to 9:00 a.m. due to yesterday's storm. Steve stated the Board Members present would work on as many items as they can on the Agenda today, and then plan to resume their meeting next Saturday.

Steve further stated that our thoughts and prayers are with Jim and Claudia Sidebottom as she battles back from her recent stroke. We send our best wishes to them.

Thanks to Jeanette and Lyle for making a special effort to be here this morning.

APPROVAL OF AGENDA: Executive Session to discuss legal and contract matters was added to the Agenda.

MOTION: Lyle Koller moved to approve the Agenda. Jeanette Williams seconded the motion, which passed unanimously.

MINUTES: Jeanette Williams asked to review the tape of this meeting inasmuch as she didn't believe some of the wording in the minutes was actually stated as they appeared. The minutes will be postponed until the next Saturday or next month.

#### OFFICERS' REPORTS

1. PRESIDENT'S REPORT: There has been considerable communication with the Army Corps of Engineers since the meeting between Scott Parker from Anderson Consultants, Mike O'Grady with States West Water Resources, and our water rights attorney, Bob Krassa, relative to the application for approval of the change of location of water rights. There have been statements of opposition filed by a number of entities and one property owner, which will be responded to in due course. We are still awaiting additional information to submit to the Corps of Engineers in support of the 404 Permit application. We also had a meeting with Don Weixelman regarding the Upper Lone Pine Lake site. That meeting was attended by our water rights Attorney Bob Krassa, Bob Brandes, our general counsel, Gary Weixelman, Don

the Upper Lone Pine Lake site. That meeting was attended by our water rights attorney Bob Krassa, Bob Brandes, our general counsel, Gary Weixelman, Don Weixelman and his attorney, Bill Wyatt. The purpose of that meeting was to discuss the extension of the agreement. There was some discussion about the possibility of the Water & Sewer Association purchasing the 120 acres. Don Weixelman stated a price he would be willing to sell the acreage for, however there was no discussion on behalf of the Water & Sewer Association as to a purchase price if they were to pursue the purchase. Bill Wyatt proposed that they convey an easement for the lake site to the Water & Sewer Association. That easement would extend beyond the one currently listed in the agreement with the Weixelman family. The discussion then veered toward the issue of not having started construction with the lake site. Bob Krassa suggested that taking the steps necessary to meet the requirements of the Water Court would show due diligence of our interest in that lake site. The slash pile was discussed. No agreement was reached at that meeting. Prior to the above meeting, the Board, with the exception of Lyle Koller, who was out of town, plus our attorneys met for discussion. It was decided it would be less cumbersome to have two Board Members plus the two attorneys. Jack Watson and Steve represented the Board at the meeting.

Steve Doerschlag (02060) has made it known that he is anxious to receive a more formal proposal from the Association regarding his property on the Lower Lone Pine Lake site. It appears this will be delayed until the Board has a better idea of where they stand with regard to the property up stream.

2. TREASURER'S REPORT: Written report by Bob Strazer.

MOTION: Lyle Koller moved to accept the submitted Treasurer's Report by our Treasurer dated March 20<sup>th</sup>. Jeanette Williams seconded the motion, which passed unanimously.

MEMBERS' COMMENTS & CONCERNS: None.

MANAGER'S REPORT: Jody reported the water supply is still frozen on Kanawha Court as well as in the Water & Sewer Building and the Fire Station. One of the low volume fill valves is frozen and we have diverted water from the solar system to the office.

Jody met with the new representative from Prime Vest who steered us toward a Flex Savings Account for a recently mature CD. The Flex Account is paying twice the interest rate available through Prime Vest. There is the requirement that \$10,000.00 be kept in the account for a year. Jody has the signature cards for the Board Members to sign.

Letters have gone out to all those who received fines because of meter reading non-compliance.

There is a question from staff as to procedure when we are called out to pump a vault or a septic. If we find we can't pump because it is frozen, do we charge a time and equipment fee? The Board discussed this and determined it would be appropriate to have a trip charge. Jody will research the actual cost which is fair and equitable for a trip charge.

## COMMITTEE REPORTS

1. 6<sup>TH</sup> FILING SYSTEMS ADVISORY COMMITTEE: No report.
2. METERS & WELL REPORT: Lyle Koller reported that we are down to twelve properties on which no readings have been reported. Two of those twelve should be in the office within the week. It was suggested that Steve Robinson and a security person located in Glacier View be contacted. It was thought they are both bonded and might consider being of assistance to property owners who are unable to read their meters. Jody will contact both individuals, and, if they agree, letters will be sent to those not in compliance giving them that information.

## OLD BUSINESS

1. SET DATE FOR BUDGET PREPARATION: Steve stated that the budget needs to be prepared by the April 17<sup>th</sup> Board Meeting. It was decided that the Board would reconvene this meeting at their usual time on March 27<sup>th</sup>. If they need additional time, they will have a special meeting to focus on the budget only.
2. LOWER LONE PINE LAKE: This was covered earlier. There needs to be a correction made in the map. The fishing easement shows up above the flood line rather than at the high water line. The change will reduce the amount of land area we will have to take.

## THE WATER & SEWER BOARD TOOK A FIVE-MINUTE RECESS AND RECONVENED AT 11:13 A.M.

3. 6<sup>TH</sup> FILING BUDGET UPDATE: Jeanette provided the Board with figures completed through the third quarter.
4. 6<sup>TH</sup> FILING SYSTEMS & 11<sup>TH</sup> FILING STATUS QUESTIONS – Jeanette Williams: The USDA representative is still interested in meeting with the Board to see if there is a way they can assist the Association. The Board determined they would like to proceed in that direction and would be willing to meet down the mountain to accommodate the others.
5. SYSTEMS REPAIR & REPLACEMENT: Steve asked Jody to put a cost per year figure on the report she and Rick had prepared for the Board.
6. REMINDER – CANDIDATE RESUME DEADLINE FOR BOARD OPENINGS: The terms of Steve Koeckeritz, Bob Strazer, and Lyle Koller will be up and resumes must be in to the office before close of business on March 29<sup>th</sup>. Lyle Koller indicated he is not seeking another term.
7. CLWSA SEPTIC FIELDS AND DIGESTORS: A report was presented to The Board. Jody stated that we are beyond the accepted age for a septic field in the 11<sup>th</sup> Filing. Ed Shemm is more than willing to meet with the Board and with the staff. The 11<sup>th</sup> Filing digester needs to be addressed sooner rather than later. Steve related that they had been told that as that system approaches the 2,000 per gallon per day threshold,

before that point in time that system has to be re-designed and re-built. The cost of doing that is going to be in the hundreds of thousands of dollars. The 6<sup>th</sup> Filing system also has to be watched closely. There is \$80,000.00 set aside for SIA, and one of the SIA projects was the construction of an additional up-flow digester and field in the 12<sup>th</sup> Filing or the 14<sup>th</sup> Filing. There also is a site in the 13<sup>th</sup> Filing on Osage Trail. Steve commented that it is time to find a suitable alternative location for another up-flow digester.

#### NEW BUSINESS

1. ANNUAL MEETING PREPARATIONS:
  - a. Annual Meeting Notice: Jody stated that Bev is working on the Annual Meeting minutes and they will be ready for your April Board Meeting. The budget should be included in that notice.
  - b. Guests: That decision is deferred until April.
  - c. Luncheon: The Board will meet for lunch at 1:00 p.m. at The Restaurant.
  - d. Wine & Cheese Party: The Restaurant will cater this event.
2. REVIEW W & S PROPERTY OWNERS' HANDBOOK: Tabled to March 27<sup>th</sup>.
3. EXECUTIVE SESSION – Legal and Contract Issues:

MOTION: Lyle Koller moved to recess to Executive Session on legal and contractual issues. Jeanette Williams seconded the motion, which passed unanimously.

THE WATER & SEWER BOARD MEETING RECESSED TO EXECUTIVE SESSION AT 12:29 P.M.

MOTION: Jeanette Williams moved to go out of Executive Session. Lyle Koller seconded the motion, which passed unanimously.

MOTION: Jeanette Williams moved to recess to March 27<sup>th</sup>. Lyle Koller seconded the motion, which passed unanimously.

THE WATER & SEWER BOARD MEETING RECESSED AT 1:51 P.M.

Respectfully submitted,  
Bev Eddinger  
Recording Secretary