



Terrace Lakes Water Company

A Member Owned Non-Profit Corporation

REGULAR MEETING MINUTES

Meeting Date: February 5, 2023

Meeting Place: Board Member Cordova's home, 60 Sunrise Dr.

I. Call to Order

The regular meeting was called to order at 10:00A by Board President Dennis Largent.

Members Present: Largent, Stillman, Cordova, Steele

Members Absent: Woolsey

Also in Attendance: Kattie Steele

II. Approval of Minutes

1. 01/08/2023 Regular Meeting Minutes

A motion was made by Stillman and seconded by Steele to approve the TLWC Board meeting minutes of January 8, 2023.

After a unanimous affirmative voice vote, the motion CARRIED.

III. Agenda Items

1. ECWAG Grant Update

Largent informed the Board that there is not much to report on the project. The casing is in the new well, but the well still needs a screen installed. Stillman stated that the well driller was at the site on and off for the last couple of weeks.

2. Approval of ECWAG Grant Mountain Waterworks Invoices.

It was noted that no invoices were presented for payment. In addition, Mountain Waterworks has been sold to Merrick Engineering.

3. Drinking Water Facility Plan Update

Largent informed the Board that there is no update, however the plan should be very close to being complete.

4. Approval of Drinking Water Facility Plan Pay Requests

No invoices were received or presented for payment.

5. Discussion of Special Master Items

Largent informed the Board that a special master had finally been appointed, Kirt Naylor. He stated that a list had been presented for items to procure, and asked if there was

anything else to add to the list. Stillman asked if there was any word on the outcome of the last hearing, and Largent replied that we have not received anything to date.

6. TLWC/North Ridge Meeting with DEQ RE: Consecutive Water System

Largent stated that Tim Farrell had a discussion with DEQ and believed that installing a master meter would be the best way to go, but North Ridge would have to hire an engineer if they did not have information on the infrastructure. Cordova commented that the TLWC water master does have the as-builts for the subdivision. Largent continued that he had set up a meeting with DEQ to talk about setting up the new system, but was not sure who was going to be responsible for the subdivision. Steele stated that no one from North Ridge has reached out about setting up an HOA to manage the system, and wondered if TLWC can actually install individual meters on the system. Steele asked if we conducted a rate study and installed individual meters, would the rate be high enough to support the infrastructure. Stillman suggested that if they do not want one master meter, the water company could install the meters for those who have paid the connection fee. Cordova reminded that Board that the North Ridge rate for connection to the system is currently \$1600, like everyone else, but it is \$2100 if a meter was to be installed at the time of connection. No one in North Ridge has paid the meter install rate, only the \$1600. The Board discussed that several years ago, the water company received a grant to install 150 meters, and we received the money, but the meters were never installed. Stillman believed that she had a copy of the paperwork where the water company received the money for installing 150 meters.

7. January Testing Report

No comments heard.

8. December 2022 and January 2023 Revenue & Expenses

No comments heard.

IV. General Discussion

- Largent informed the Board that Murray from Holland and Hart has set up a meeting with Bryce Farris to get an agreement in place and settled with TLRR regarding the water rights issue. He asked the Board if there was anything to provide to Murray before that meeting. The Board discussed the commercial entities should have meters installed and water usage monitored for three to four months, then the difference could be paid. Largent noted that unfortunately this continues to cost the water company money since a resolution cannot be reached, and we will need to transfer \$6700 out of reserves to pay the water rights attorney.
- Stillman asked if we have obtained the D & O insurance yet. Cordova stated that the liability insurance will cost approximately \$1600 - \$1700 annually.

A motion was made by Steele and seconded by Stillman to procure D & O liability insurance for the water company.

After a unanimous voice vote, the motion
CARRIED.

- Stillman asked the Board if it is a mark against the water master to have let the leak run for so long on Moonglow? She stated that her neighbor had tried to get a hold of Board members. Largent stated that Tucker had been looking for a leak prior to that, but could not find it. Whoever plows the road busted the blow-off valve. Tucker had dug out the main and had replaced it. Stillman wondered if we should pay twice for that fix. Steele commended that they are both PVC, and if it was just installed last summer, the dirt may not have been compacted correctly and it could have settled. Largent stated he had talked with Tucker about that.
- Steele commented that George did not know if he wanted to take on an additional system at this time.
- The Board discussed delinquent accounts an setting a shut off time for those that are seriously delinquent.

V. Adjourn

A motion was made by Largent and seconded by Stillman to adjourn.

After a unanimous affirmative voice vote, the Board adjourned at 11:10AM.

Signed and Approved this 5th day of March 2023.

Dennis Largent, TLWC Board President