



Terrace Lakes Water Company

A Member Owned Non-Profit Corporation

REGULAR MEETING MINUTES

Meeting Date: March 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, Woolsey

Members Absent: Steele

Also in Attendance: None

II. Approval of Minutes

1. 02/05/2023 Regular Meeting Minutes

A motion was made by Stillman and seconded by Woolsey to approve the TLWC Board meeting minutes of February 5, 2023.

After a unanimous affirmative voice vote, the motion CARRIED.

III. Agenda Items

1. ECWAG Grant Update

Largent informed the Board that he spoke with Terry on Wednesday and the pipe and the screens are in the ground and they may start pumping on Thursday. Stillman added that there is a generator at the site now. Largent continued that Stevens & Sons has a timeline to get the project completed, and if not on time USDA can fine them. The Board discussed the fact that there has been a recent lack of information from Mountain Waterworks due to the company being purchased by Merrick Engineering. Cordova noted that the Keltic Engineering and Sawtooth Surveying invoices had still not been paid, but Kristina at Mountain Waterworks had said to wait as there needed to be a signed contract addendum.

2. Approval of ECWAG Grant Mountain Waterworks Invoices # 6998.

A motion was made by Largent and seconded by Woolsey to approve payment of Mountain Waterworks invoice # 6998.

After a unanimous voice vote, the motion CARRIED.

3. Stevens & Sons Well Drilling Pay App #2

A motion was made by Largent and seconded by Stillman to approve payment of the Stevens & Sons Application for Payment #2 in the amount of \$98,469.40.

After a unanimous voice vote, the motion CARRIED.

4. Drinking Water Facility Plan Update

Largent informed the Board that the plan has been sent to DEQ for their comments.

5. Approval of Drinking Water Facility Plan Pay Request #6

A motion was made by Largent and seconded by Stillman to approve the Drinking Water Facility Plan Pay Request #6 in the amount of \$1104, to be matched by TLWC.

After a unanimous voice vote, the motion CARRIED.

6. Update on Water Rights Agreement/Protest with TLRR

Largent informed the Board that the water company attorney had met with the TLRR attorney on the 24th and tried to nail out the issues of EDU's (Equivalent Dwelling Units) and meters. TLRR has indicated that they do not want to pay for anything toward all of the years they did not pay the water company for commercial use water. The attorneys are supposed to meet again on the 10th. The Board discussed that TLRR pay something to the system, if nothing else the attorney fees that the company has had to pay to deal with this issue.

The Board discussed this would have been a non-issue if TLRR would have agreed to the offer by the Water Company to obtain commercial water rights on behalf of TLRR in exchange for the additional one hundred feet of easement ground for the new well.

The Board had received information from the water rights attorney that TLRR just wanted to pay for one EDU for each location as they are right now, which is the same for each residential customer. It was noted that the Mountain Waterworks Engineer had estimated that the TLRR commercial business uses the amount of water of 13 EDU's. The Board discussed different options of paying hook up fees or would be willing to enter into a payment plan. There will have to be a mutual agreement in writing.

7. February Testing Report

No comments heard.

8. February 2023 Revenue & Expenses

No comments heard.

IV. General Discussion

- Largent informed the Board that he had spoken to a representative with DEQ regarding combining the North Ridge Sub water system to the TLWC system. The

- ideas discussed were installing individual meters at each service location, or, installing a master meter to serve the subdivision. In the latter case, it would then be considered a contiguous system. The problem is no one at North Ridge knows who owns the infrastructure, and it is not confirmed that the developer ever turned over the subdivision to the homeowners. Stillman suggested that Woolsey get a hold of homeowners in North Ridge to see where they are with forming an association of some type. She stated that Idaho Rural Water could conduct a rate study to calculate the cost of providing water to North Ridge. Woolsey commented that they really need something in writing as to who owns the infrastructure. Stillman added that the homeowners may not want to bear the cost of maintaining the infrastructure.
- Largent suggested that the Board come up with a template by the next meeting for a letter to go out in regard to the Annual Meeting. The notification for nominations for election of Woolsey's seat "E" will need to be on there. Cordova asked if there was anything that needed to be on the letter for amending the bylaws. The Board discussed further clarification as to who is considered as an eligible voter.
 - Cordova asked the Board to ponder a rate increase at some time in the future. The Board discussed that the Mountain Waterworks engineer had put together a rate study over ten years ago which had never been implemented to the amount he had suggested. Woolsey suggested that a new rate study is put together before any consideration of a rate increase.

V. Adjourn

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

After a unanimous affirmative voice vote, the Board adjourned at 11:28AM.

Signed and Approved this 2nd day of April 2023.

Dennis Largent, TLWC Board President