



Terrace Lakes Water Company

A Member Owned Non-Profit Corporation

REGULAR MEETING MINUTES

Meeting Date: April 2, 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(via phone), Steele (via phone)

Members Absent: None

Also in Attendance: None

II. Approval of Minutes

1. 03/05/2023 Regular Meeting Minutes

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

After a unanimous affirmative voice vote, the motion CARRIED.

III. Agenda Items

1. ECWAG Grant Update

Woolsey informed the Board that he had spoke with Tim Farrell of Mountain Waterworks and was told that if the Board wished for him to continue as the engineer on the ECWAG project, we just need to ask Merrick Engineering. Largent agreed that it would be a good idea to ask Farrell to continue as he knows what is going on with the project and has the ability to finish it up.

A motion was made by Woolsey and seconded by Steele to keep Farrell on as the engineer through completion of the ECWAG Grant.

After a unanimous voice vote in favor, the motion CARRIED.

Largent stated that he would reach out to Farrell and Stuart to keep them on the project. Woolsey asked Largent what the goal was in regard to water production of the new well. Largent replied that Farrell was hoping to get 50 gpm or better, but we are only at 35 gpm. Steele commented that we put in an eight inch well, and that is not a very good result. Largent continued that there is currently a \$200K shortfall in the project. Stillman commented that the \$200K seems to be a result of the escalated cost of doing the work.

2. Approval of ECWAG Grant Mountain Waterworks Invoice # 7050.

A motion was made by Largent and seconded by Woolsey to approve payment of Mountain Waterworks invoice # 7050.

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 we are almost done paying for the Facility Plan Update.

5. Approval of Drinking Water Facility Plan Pay Request #7

Woolsey asked if fire hydrants are included in the updated facilities plan, and Largent replied yes. Woolsey noted that It is going to become a bigger issue as time goes on as recently his insurance would not renew due to the wildfire risk.

A motion was made by Largent and seconded by Steele to approve the Drinking Water Facility Plan Pay Request #7 in the amount of \$758, to be matched by TLWC.

After a unanimous voice vote, the motion
CARRIED.

6. Update on Water Rights Agreement/Protest with TLRR

Woolsey informed the Board that we are nearing the end of the deal. We need to come up with an agreement or the water is shut off. Neither party can continue to keep paying attorney fees. There is another negotiation meeting this Thursday.

7. February Testing Report

No comments heard.

8. March 2023 Revenue & Expenses

Cordova explained that the bank statements were not yet available, so there was no report to give to the Board.

IV. General Discussion

Woolsey stated that he had recently had a conversation with Lonnie about North Ridge but has not heard back from him since then. He informed Lonnie that we are trying to get the issue resolved and that DEQ wants us to install all properties with meters, but there is

still an issue with who owns the infrastructure. Woolsey continued that Lonnie had told him that he still owns the infrastructure to which Woolsey responded that the Water Company then needs to have an agreement with Lonnie. Lonnie's reply was to give him a couple of weeks, but Woolsey has heard nothing back.

Woolsey said that he had also spoken with Monty Miller who is trying to head up an association to take over and he had sent out a letter to everyone and got four responses back, and one was bad.

Stillman stated that if anything happened such as a leak, we need to tell North Ridge homeowners that they need to get ahold of Lonnie. Woolsey agreed and noted that the Water Company should not be paying for or working on their infrastructure. Steele agreed, not without an agreement in place. Woolsey stated he will try to get ahold of Lonnie again and see if he has made any progress. The subdivision documents state that Lonnie, as the developer, was supposed to turn over the infrastructure to the homeowners at 70% of the lots sold.

Cordova asked what should happen if someone wants to hook up to the system? Tell them no? The Board agreed. Woolsey suggested that we get ahold of Tim Farrell and have him provide an estimate of the cost to install a master meter, and the developer, Lonnie, would have to pay the cost to install. Largent noted that DEQ will be heavily involved if a master meter is put in, but not if individual meters are installed.

- Steele commented that the property owner who has not paid their bill should have their water turned off. They have had ample notice, and since we have already turned it off and they turned it back on, they should be notified that tampering with the water system is a criminal offense.

V. Adjourn

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

After a unanimous affirmative voice vote, the Board adjourned at 10:55AM.

Signed and Approved this 7th day of May 2023.

Dennis Largent, TLWC Board President