



Terrace Lakes Water Company

A Member Owned Non-Profit Corporation

REGULAR MEETING MINUTES

Meeting Date: April 3, 2022

Meeting Place: Board Member Cordova home, 60 Sunrise Drive

I. Call to Order

The regular meeting was called to order at 11:00A by Board President Dennis Largent.

Members Present: Largent, Woolsey, Cordova, Stillman & Steele

Members Absent: None

II. Approval of Minutes

1. 03/06/2022 Regular Meeting Minutes

A motion was made by Stillman and seconded by Steele to approve the TLWC meeting minutes of March 6, 2022.

After a unanimous affirmative voice vote, the motion CARRIED.

III. Agenda Items

1. Discussion of 03-29-2022 Court Ruling and Next Steps

- Discuss mail out ballots for subscribers to vote on North Ridge
- Determine eligible voters

It was discussed that the Judge decided to allow the old board to have a jury trial on the equitable fraud issue. Woolsey added that the Judge did not address attorney fees. Largent pointed out that the Judge ruled that North Ridge Subdivision is not a part of Terrace Lakes Water Company, and there needs to be a vote whether or not to take them in as subscribers. Only subscribers in Terrace Lakes Recreation Ranch Subs 1-13 and Timbers One are eligible to vote.

Steele stated that we need to find out if we can add a commercial water use through Idaho Department of Water Resources Largent asked if all Board members agreed to conducting an election by mail for the subscribers to vote on taking in North Ridge Subdivision. All Board members agreed to conduct the election via mail.

Discussion ensued regarding eligible voters. The Bylaws say they have to pay a hook-up fee, be hooked into the system, be a valid account in the owner's name, and there will be one vote per lot serviced by water, and the account must be current. Stillman asked if the Special Master has to confirm first, and then hold a vote on North Ridge. Is was

suggested that ballots could be sent out which have a watermark or are numbered, and the return envelope could be numbered to ensure copies of the ballot could not be made.

Largent suggested that the Board get together another member letter soon to let all of the subscribers know what is going on.

2. ECWAG Grant Update

- Discuss next steps to obtain an easement for new Well #7

Largent informed the Board that a Letter was sent to Ilene Johnson offering \$10,000 for the Well #7 easement along with the Water Company applying for a commercial water right for Terrace Lakes Recreation Ranch, which would allow the water company to legally provide water service to the commercial business of TLRR including the lodge, pool and motel. The reply received back was \$42,500 firm as it is comparable to what a building lot is selling for. There was no mention in the reply about the offer of a commercial water right from the water company. As a result, we are still at a standstill for obtaining an easement for a new well.

Woolsey stated he had spoke to Tim Farrel about hiring a well driller and Farrel believed he could still get a driller to Terrace to drill a well this summer. Largent state that once the easement is signed it will take care of everything including the access to the new well. Steele noted that once the well driller is under contract, the funds for the project will be released and without the easement, the whole project is held up.

3. Approve ECWAG Project Invoice #6174 from Mountain Waterworks

This invoice was for the structural plans for the new well house for Well #7. It was asked if this is the final invoice from Keltic and Largent stated he would contact Keltic for the final construction drawings.

A motion was made by Steele and seconded by Largent to approve Invoice #6174.

After a unanimous affirmative voice vote, the motion CARRIED.

4. Approve Contract for Engineering Services on Drinking Water Facilities Plan

No contract was provided by Mountain Waterworks by the time of the board meeting.

5. Discussion on Upcoming Annual Meeting

Due to the court ruling, the meeting has to be postponed again. Stillman will ask the school district if they could keep the deposit on file so the meeting could be set for a future date.

6. Treasurers Report

No comments heard

IV. General Discussion

Under General Discussion, the Board conversed about the following:

- Board President Largent stated he had been approached by Water Supervisor Terry Tucker to change the amount he charges repairing water leaks from \$150 per occurrence to \$250 due to the rising cost of fuel and materials.

A motion was made by Steele and seconded by Woolsey to amend to the contract with Terry Tucker for the cost of repairing water leaks from \$150 per occurrence to \$250 per occurrence.

After a unanimous voice vote by the Board, the motion CARRIED.

- Discussion was had regarding a request to IDWR to change our point of use and add commercial use. Currently, the TLWC point of diversion is for domestic use only. The point of use at North Ridge is for up to 45 homes and 26 acres of irrigation. We do not have rights for any commercial use. Steele will check with his contacts at IDWR regarding the next steps.
- Steele suggested looking into refinancing the \$1.2M loan at a lower interest rate.

V. Adjourn

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

After a unanimous affirmative voice vote, the Board adjourned at 12:20P.

Signed and Approved this 1st day of May, 2022.

Dennis Largent, TLWC Board President