



Terrace Lakes Water Company

A Member Owned Non-Profit Corporation

REGULAR MEETING MINUTES

Meeting Date: April 14, 2024

Meeting Place: 60 Sunrise Drive

I. Call to Order

The regular meeting was called to order at 10:09A by Board President Rolly Woolsey

Members Present: Myers, McFaddan, Woolsey, Cordova & Britson via telephone

Members Absent: None

Also in Attendance: Water Operator Terry Tucker

II. Approval of Minutes

1. 03/2024 Meeting Minutes

No minutes were presented for approval.

III. Agenda Items

1. ECWAG Grant Update –

McFaddan informed the Board that he had talked to Nick with Stevens & Sons and he is ready to go. He thought that scrubbing the well would probably double the capacity. We need to move quickly as his schedule is getting filled up. Tucker thought there is already a contract to do the work, and Merrick may already have a change order. McFaddan will follow up with Nick and see if he can get a copy of the change order.

2. Update on LIF & SLFRF Funding Opportunity

Cordova stated that we are on track to get the LIF and SLFRF in by the April 26 due date. After going through the proper solicitation process to procure a new engineer, we did receive a Statement of Qualifications for water system engineering services from Keller Associates. We need to set up a time to meet with them and negotiate a new contract. The Board discussed meeting with Keller on the 7th or 8th of May.

Woolsey let the Board know that he and Cordova met with a representative of the RCAC who is currently working on submitting the Lead Service Line inventory, and also on the water rate study. When he had previously met with DEQ, they stated that we need to do the rate study. Myers asked if we can use the grant funding first, and Woolsey replied yes, that is normally how it is done which pushes the loan funding to the end of the projects. It could be four or five years before we use loan money, and that will give us time to raise the rates over time instead of all at once. Myers stated he is having a hard time with how we are going to frame this with the subscribers. Woolsey stated that we can gradually raise the rates, and in the meantime try to get rid of the existing debt. Myers asked if we have to take all of it, or can we reduce what we take. Woolsey

explained that we don't have to take the whole thing at once, but after listening to all of the horror stories of our system, he believed we should use as much as possible and take care of the water system.

3. Approval of Water Operator Contract – Cinter Waterworks

Tucker informed the Board that he checked with his insurance company regarding increasing the liability insurance to two million dollars and it would be very expensive. McFaddan stated he was just concerned about the limits and wanted to make sure it would be enough.

A motion was made by McFaddan and seconded by Myers to approve a contract with Cinter Waterworks to provide water operator services for the TLWC effective May 1, 2024.

After a unanimous voice vote, the motion CARRIED.

4. Discussion on North Ridge Subdivision

McFaddan is checking to see who actually owns the property that Well #6 sits on. He does not have all of the information yet, but he is still working on it.

Woolsey stated that we need to put in a master meter to the subdivision and bill them for the water used. The bill would go to Lonnie since he still owns the subdivision. Myers added that Lonnie set up an HOA, but never filed it. He is prepared to notify NRTL of an HOA. McFaddan asked if we are all in agreement that we want NRTL. Cordova replied no and stated that there was a vote and the subscribers said no, so there would have to be another vote. She continued that in addition, our water operator has told this Board numerous times that the water infrastructure is in terrible shape and needs a lot of work; perhaps there is some compensation to TLWC for taking on all of the problems it will have to fix. Right now we have a big problem with people just connecting to the system and not paying any fees. Tucker pointed out that DEQ only allows certified operators to work on or connect to water infrastructure.

Woolsey stated that DEQ said all of the properties at NRTL should have meters. We have tried to do everything we can, but at the end of the day, Lonnie still owns that system. We need to hold another election. Britson stated that two meetings ago we talked about a notification to NRTL. It will stir up community chatter. Myers stated that he and Britson met with Lonnie out of courtesy and laid it all out to him.

Tucker stated that if they create an HOA, DEQ will require an operator. That system is in bad condition. McFaddan added that we are unable to handle the cost of maintenance. Myers pointed out that if we put in a meter, we definitely need a backflow preventer. Britson asked how much it would be to install a meter. Woolsey pointed out that it has to be engineered, and Tucker added that it could be as much as \$30K, but it would have to be approved by DEQ.

McFaddan suggested that the intent of the letter should be to lay out a factual background, and we should not be laying out options. Woolsey said the letter should go to Lonnie and cc the property owners. Britson pointed out that it should go to Lonnie's company X-Roads.

5. February Water Testing Reports

Tucker informed the Board that we had a coliform hit on Sleepy Hollow. The southeast side of the system seems to need flushed more often and he would like to install three new blowoff valves. Tucker believed it would be approximately \$700 each to install.

A motion was made by Myers and seconded by McFaddan for the water operator to install three new blowoff valves.

After a unanimous voice vote, the motion CARRIED.

6. February Revenue & Expenses

No report was presented.

7. Set Next Meeting Date

The Board discussed having a meeting on May 5 since that is the day after the Spring Opener, and another option was on the 7th or 8th after meeting with Keller.

IV. General Discussion

- Tucker stated that the generator on Well #5 – we got another bid to fix at \$12,000.

V. Adjourn

A motion was made by Myers and seconded by McFaddan to adjourn.

After a unanimous affirmative voice vote, the Board adjourned at 12:15 PM.

Signed and Approved this 5th day of May, 2024.

Rolly Woolsey, TLWC Board President