



Terrace Lakes Water Company

A Member Owned Non-Profit Corporation

REGULAR MEETING MINUTES

Meeting Date: May 7, 2023

Meeting Place: Board Member Woolsey's home, 46 Star View Dr.

I. Call to Order

The regular meeting was called to order at 9:08A by Board President Dennis Largent.

Members Present: Largent, Stillman, Cordova (via phone), Woolsey, Steele

Members Absent: None

Also in Attendance: Water Master Terry Tucker

II. Approval of Minutes

1. 04/02/2023 Regular Meeting Minutes

A motion was made by Stillman and seconded by Largent to approve the TLWC Board meeting minutes of April 2, 2023.

After a unanimous affirmative voice vote, the motion CARRIED.

III. Agenda Items

1. ECWAG Grant Update

Largent informed the Board that he had met with Engineers Stuart & Cody last Friday. Now that the well is done, we need to press ahead with getting bids for the mechanical work and well house. That is going to be around \$450K. Steele asked about Well #3, and Tucker replied that well has not been used for about ten years. Steele asked if we can use the new facility for inventory. Tucker stated that there is some inventory in #5 right now.

Tucker indicated that he believes the contractor could scrub the well for better productivity. In addition, there was a leak in the flow meter when they were pumping, so it could have affected the flow rate. Largent stated he would reach out to Stuart to see how the development of the well went.

2. Approval of ECWAG Grant Pay Requests:

- Mountain Waterworks Invoice #7141
- Change Order #1 – Well Driller Final Installed Quantities
- Well Driller Pay App #3 Stevens & Sons

A motion was made by Woolsey and seconded by Steele to approve Change Order #1, Mountain Waterworks Invoice #7141, and Well Driller pay App #3 for Stevens & Sons.

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

3. Update on Water Rights Agreement/ Protest with TLRR.

Woolsey informed the Board that we are getting really close to an agreement. They have agreed to install a meter at the hotel, and they already have meters at the lodge and pool. Stillman asked if the motel and cabin can be run off of one meter. Woolsey stated that TLRR have agreed to pay for the installation of the meters. Now we are going to have to ask Idaho Rural Water to complete a water study. Stillman suggested that we need to have dates in the agreement as to when things are going to be completed. Woolsey continued that Murray is waiting for Bryce to put together the agreement.

4. Discussion on Progress of North Ridge Subdivision

Woolsey stated that he talked to Lonnie about it and asked him what he is going to do, and the response was he was thinking about conveying it to the homeowners but asked for a couple of weeks to think about it. Woolsey has heard nothing since then. Woolsey also talked to Monty Miller, and it did not sound like any progress was being made. Stillman suggested we write a letter to Lonnie and ask him to start moving on this.

Largent noted that DEQ does not recommend a contiguous system and would rather have everyone install meters. Steele suggested that we need to quit messing around and just go forward with the master meter. Water Master Tucker stated that we do have a four-inch meter, but it needs to be engineered and power brought to it, and it needs to be placed in a structure. He suggested we get a good estimate on what it would take to get this work accomplished.

Stillman suggested the North Ridge Rates need to be increased. Largent replied that IRWA cannot do it because it is not part of our system. Tucker added that \$58 is the national average.

5. Approve Contract with Water Operator

Tucker informed the Board that he is currently being paid \$150 for each repair, and he would like that amount to be increased to \$300. Stillman asked what about the homeowners we have had to pay out. If you have to go back for something if it breaks again, is there a certain amount of time that it is still covered? Tucker replied there are no guarantees or warranties with water line repairs; \$300 is minimal to complete a repair.

Tucker explained that it is very hard to work under multiple members of the Board. It is much easier to have one contact. If multiple members are telling him what needs to be done, it will be hard to please the whole Board. Stillman noted that Largent has a lot on his plate and has a full-time job. Tucker noted that most homeowners will call him directly.

The Board suggested that the homeowners are notified that if a leak is caused by their actions, they will have to pay for it.

Steele noted that we have to work on getting the well houses cleaned.

A motion was made by Woolsey and seconded by Steele to approve the new contract for the Water Master with Cinter Waterworks.

After a unanimous voice vote, the motion carried.

6. April Testing Report
No comments heard.

7. March & April 2023 Revenue & Expenses
Cordova explained the Amazon fraud charges on the bank account to the Board. She stated that the water company had been reimbursed by the bank.

IV. General Discussion

Stillman asked about the \$982 Analytical Labs bill. It was explained that required additional testing had been completed. Every couple of years, the system has to be tested for different types of pollutants, and those tests are very expensive.

Steele noted that in September, Idaho Power will be shutting down power for a whole day. We need to address the generator on Well #5; it needs to be fixed.

V. Adjourn

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

After a unanimous affirmative voice vote, the Board adjourned at 9:48AM.

Signed and Approved this 2nd day of July 2023.

Dennis Largent, TLWC Board President