



Terrace Lakes Water Company

A Member Owned Non-Profit Corporation

REGULAR MEETING MINUTES

Meeting Date: July 6, 2025, 9:00AM
Meeting Place: 60 Sunrise Drive, Garden Valley

I. Call to Order

The regular meeting was called to order at 9:16AM by Board President Rolly Woolsey

Members Present: Woolsey, Britson, Cordova, McFaddan & Britson
Members Absent: None
Also in Attendance: Terry Tucker

II. Approve Minutes

1. 6/08/2025 Meeting Minutes

A motion was made by McFaddan and seconded by Myers to approve the meeting minutes of 6/08/25 with the correction of Terry being present at the meeting. After a unanimous affirmative voice vote the motion CARRIED

III. Agenda Items

1. ECWAG Grant Progress Update

- Sign Notice of Award for Well #7 for Desert View Construction

Cordova informed the Board that Stuart and Cody have left Merrick and a guy by the name of Eric Molten has taken their place. Kristina is still there. Today is approving the Notice of Award and Agreement to get Desert View Construction going on the Well #7 Wellhouse project.

Britson noted that we did discuss abandoning the project and asked if anyone would have done different. Terry said that we cannot abandon it. The driller is still convinced that it will be a productive well and we cannot wait another year. We are way up in the production. Benji needs to get up here and put in a pump we need it operating. Myers asked if we need the main line in first and Terry said yes. Cordova reminded the Board that the transmission line needs to go in before the wellhouse. Terry said it could be subbed to someone else to get started. Benji is excellent to work with

Myers asked if there is a way to squirrel in some money for Shady Lane and Valley View Heights as it would change that whole area up there. Terry said that it is a 2-inch line going into a 6" so the transmission line needs to get done first. Terry said that is a first part of the new project. He continued that Lucky Circle should be done first as there are 11 homes and two valves. Terry suggested going with the C900 vs the HDPE for the transmission line.

A motion was made by Myers and seconded by McFaddan to approve the Notice to

Proceed and Agreement for the Well #7 project with Desert View Construction and authorize Woolsey to sign associated documents.

After a unanimous affirmative voice vote, the motion CARRIED.

Myers moved and McFaddan seconded a motion to move forward with Alt #1 for the transmission line.

At the roll call:

Ayes: Woolsey, Myers, Cordova, McFaddan

Nays: Britson

The motion CARRIED.

Britson stated that he wanted further clarification as to why it wasn't included in the original bid. Myers asked if we get the well going can we get it connected to the system without the transmission line? Tucker said the line is there but it is a two-inch line.

Woolsey asked since Stuart jumped ship can we switch to a different engineer? And where is the engineer in the middle of this conversation. We don't have the experience. Tucker stated that we need water. Woolsey said we need the engineer here. Cordova stated that it would take longer to switch to a new engineer. Who is going to be doing the RP work? Terry stated that he was approved through USDA before and we need one now. Rolly said we need to have Keller at our next meeting and until the project is done we need to have them here, even if they are here in a teams meeting.

Myers asked about who is going to determine who is going to contact Benji just a friendly call from Terry about the transmission line and getting the pump going. McFaddan stated we need to authorize Terry to be the RP. Cordova stated that she will contact Molten about getting Terry to be the RP for the rest of the project.

2. Water Improvements Project

- Approve Pay Request #3 Keller Associates Invoices – 251548

Cordova stated that she has not received any significant updates and the engineers continue to work on the surveying and PER.

A motion was made by Britson and seconded by McFaddan to approve Pay Request #3 Keller Associates Invoices 251548

After a unanimous affirmative voice vote, the motion CARRIED.

3. Annual Meeting

Sunday the 21st Cordova will put it on the next bills

Britson noted that the following items should be on the agenda:

-Mail in vote

-75% vote

-Cams vote

-Engineer there

Cameron asked what about North Ridge. Britson said Lonnie told him a few days ago that he has a

document. Cordova said she has been in contact with DEQ and they said they have documentation that TLWC owns it. She said Keller is going to get us an estimate on an engineering cost to place a new meter. Myers asked Tucker what kind of vault does he want to use. NRTL is doing 27 hrs a day between #6 & #4 roughly 72K gallons per day. South side is roughly 55K gallons per day. Cordova asked if we should change their rate? Tucker said that $\frac{3}{4}$ of the water goes to NRTL. Woolsey noted that we can't even fix a leak at NRTL. Terry said there are 55 or 58 fire hydrants at NRTL and the fire chief recently asked Lonnie to make sure they are all in working order, so Lonnie and another guy has been working on them. We need to know what all of the options are for North Ridge. Britson stated we should show them the consumption numbers and leave it at that. Woolsey said we need a good way to communicate that we have no agreement and there is no guarantee for water. XRoads was the one who guaranteed the water.

4. Update on Progress with Clearwater Financial

Cordova met with Clearwater and the notes from that meeting is provided. We are not looking so great with the banks, but USDA may be interested in refinancing if we take on more debt. Clearwater is investigating all options and has developed a pro-forma.

5. 11 Chickadee – Lanham Proposal for Hook-up Fee

The Board agreed to accept the \$500.00 for now and asked that he Produce the documents showing he previously paid within 90 days. And he must pay the past due.

6. 11 Lucky Circle – Request for Parts Reimbursement

Receipts and give it to him. Cordova stated that we don't want to assume any assumed liability if we are to reimburse him as the leak was entirely on his property. McFaddan suggested to add "Accord & Satisfaction" on the check.

7. Discussion & Assessment of Excessive Water Usage

Cordova brought up the pool and water leaks and additional RV sites. We could meter If you have more than one exterior hook up it is an extra Let them know at the annual meeting that starting in January 2026 Get something together for next meeting.

8. June Water Testing Reports – No comments heard.

9. June Revenue & Expenses – Cordova asked for approval to pay the annual Black Mountain Software bill in the amount of \$4558.80.

A motion was made by McFaddan and seconded by Myers to approve payment. After a unanimous voice vote, the motion CARRIED.

10. Set Next Meeting Date

The Board decided to hold the next regular meeting on August 10 at Terrace and could potentially be changed to Kellers Office. We should have the meeting at Kellers Office prior to the next meeting.

IV. General Discussion

- Tucker asked to purchase a couple of new square keys.

V. Adjourn

A motion was made by Myers and seconded by McFaddan to adjourn. After a unanimous affirmative voice vote, the Board adjourned at 11:43AM.

Signed and Approved this 10th day of August, 2025.

Rolly Woolsey, TLWC Board President