



# Terrace Lakes Water Company

*A Member Owned Non-Profit Corporation*

## REGULAR RESCHEDULED MEETING MINUTES

Meeting Date: July 9, 2021, 7:30PM

Meeting Place: Board Member Cordova home, 21 Ponderosa (corner of Tamarack & Sunrise Dr)

### I. Call to Order

The meeting was called to order by President Largent.

Members Present: Dennis Largent, Chuck Steele, Julie Stillman, Mary Cordova, Rolly Woolsey

Members Absent: None

Others in Attendance: No other persons were in attendance.

### II. Approve Minutes

1. 05/02/21 Regular Meeting Minutes
2. 05/09/21 Special Meeting Minutes
3. 05/23/21 Special Meeting Minutes

A motion was made by Steele and seconded by Woolsey to approve the meeting minutes of 5/02/21, 5/09/21 and 5/23/21.

After a unanimous affirmative voice vote, the motion CARRIED.

### III. Agenda Items

#### 1. Approve Resolution for Meeting Dates

Cordova explained that a published resolution with the meeting dates can suffice for notice of meetings. Discussion was held in regards to the date for the next annual meeting. It was determined that further consultation with the Board Attorney as to setting the date of the next Annual meeting. Keep the first Sunday of the month for regular meetings.

#### 2. Treasurers Report

Cordova gave the Board the Bank Statements and current balances. These will be posted on the website.

#### 3. Delinquent Accounts & Set a Shut-off Date

The Board determined to send out a letter to all delinquent accounts of more than 90 days past due informing delinquent account holders of the intent to suspend water service.

4. Set Commercial Water Rates

Discussion was had regarding billing for a commercial business on the TLWC system. All commercial water customers are currently being charged the same rate as a residential customer. It was determined a commercial business shall have 2 EDU's per each commercial establishment, meaning the minimum is 2 x \$47, plus each establishment will be assessed a fee based upon occupancy loads or number of fixtures as recommended by the Water Master. A fixture is considered any feature that has a water connection.

The Board considered the following Equivalent Dwelling Unit Table:

Classification	Equivalent Dwelling Units
Assembly Area/Hall	1
Per each seat over 50 based on maximum occupancy	.02
Bar:	2
Per each seat over 20 based on maximum occupancy	.05
Restaurant:	2
Per each seat over 20 based on maximum occupancy	.05
Hotel/Motel	
Each Unit	1
Pool	2
Each fixture over 5	.25
Office Building	1
Per each fixture over 10	.1
Retail Store	1
Per each fixture over 10	.1

The Commercial User may request a review of the actual water usage in comparison to the EDU rate as it applies to the monthly service charges. Notification will be sent out to known commercial water users.

A motion was made by Woolsey and seconded by Steele to set commercial water rates according to the Equivalent Dwelling Unit Table.

After a unanimous affirmative voice vote, the motion CARRIED.

5. Discuss Water Rates for Excessive Use

Discussion was held on setting tiered rates, and alternate day watering to alleviate strain on the system. The Board talked about metering properties. It was determined a letter will be mailed out to the known persons who are using excessive water.

6. Discussion of Potential Locations for a New Well under ECWAG Grant

Woolsey will contact TLRR to seek easements for test wells and a future well.

7. Discussion of Water Company Legal Fees

The Board was informed that the court has determined the legal TLWC Board, and future legal challenges should be paid for from TLWC funds.

Woolsey moved and Largent seconded a motion to pay for future legal fees involving the Water Company from TLWC funds.

Motion CARRIED.

8. Black Mountain Accounting Software

Cordova explained that the Water Company CPA suggested we use BMS for the accounting side of things as we are using Quickbooks for accounts payable, and the subscription for Quickbooks has been paid by Board President Largent. BMS submitted a proposal for Accounting software. Initial purchase of \$3885.00 could be spread out over a year, billed quarterly. Then there would be an annual subscription of \$1050. Stillman expressed concern that the expense would perhaps be too much considering all other expenses and wanted to be sure the Company had enough to purchase.

A motion was made by Woolsey and seconded by Steele to authorize a subscription with Black Mountain Software for Accounting.

After a unanimous affirmative voice vote, the motion CARRIED.

#### IV. General Discussion

Board President Largent expressed his intent to step down as Board President due to other legal issues he is dealing with. He did not want to be considered a negative reflection as an officer on the Water Company Board. Other Board members encouraged President Largent to re-think his position as he is providing excellent service to the customers of the TLWC through his actions as Board President.

## V. Adjourn

Motion to adjourn was made by Woolsey and seconded by Steele. The motion CARRIED and the Board adjourned at 9:08PM