



Terrace Lakes Water Company

A Member Owned Non-Profit Corporation

REGULAR MEETING MINUTES

Meeting Date: July 19, 2024
Meeting Place: 60 Sunrise Drive

I. Call to Order

The regular meeting was called to order at 7:05PM by Board President Rolly Woolsey

Members Present: Woolsey, Britson, Myers & Cordova
Members Absent: McFaddan
Also in Attendance: Terry Tucker

II. Approve Minutes

1. 06/08/2024 & 06/24/2024 Meeting Minutes

A motion was made by Britson and seconded by Myers to approve the meeting minutes of 06/08/2024 & 06/24/24.

After a unanimous affirmative vote, the motion CARRIED.

III. Agenda Items

1. ECWAG Grant Progress Update

Cordova explained that the program manual has to be approved by Mike Kane first and then they can get going on the project. Tucker mentioned that Stevens will be here next week. Britson asked when we should have results. Tucker stated within five days of getting started.

Britson noted that we will have a little over \$400K in the project to get it completed. Woolsey said let's figure out everything we need to do as we should have enough left over to get the project done right. Tucker stated that the line still needs to be installed. Myers asked Tucker if he could dig the line, and Tucker stated he would rather supervise the contractor who installs it. Tucker suggested getting power to the upper reservoir. We also need to think about the booster pumps in the intertie.

2. Update on LIF & SLFRF Funding Opportunity

Cordova said nothing has moved on this. It was published in the paper, on the website and on the water bills. The next step is to take it to the subscribers. Britson asked when can we have a meeting with the subscribers. Woolsey said we need to explain the opportunity to have a better water system and explain what we have to do. We need to tell them that we need to raise the rates. Myers noted that the rate study from years ago indicated the rates should have gone up a long time ago. Tucker stated that it was recommended for an increase in 2010. Woolsey said it is better to have it on a screen and have the discussion and handout information afterwards. Britson suggested that

subscribers could pick up a flyer on the way out. September can be an informational meeting about the project for the subscribers. Woolsey suggested that the subscribers vote on changing the bylaws to allow mail in votes. Myers preferred the North Ridge vote on the grant be lumped in with the election. Britson said that they are not going to just convey the property. Woolsey said two meetings ago we have discussed this and nothing is going to happen until we communicate with the residents of North Ridge. Britson stated we are not the enemy. If we hold a meeting in September, Keller can give an overview of the project, and the only vote will be to change the bylaws to allow mail in voting, and a presentation on a rate increase. In November we can mail out ballots for the rate increase and election. Myers suggested a 5.2% rate increase every year.

3. Discussion on North Ridge Subdivision

a. Letter to North Ridge Residents

Woolsey stated the infrastructure has to be conveyed to the Water Company. Britson noted that it is not our responsibility to fix it. Woolsey said that we can continue to provide them water, but not under the current situation. They could inherit the bill for the water meter. Britson stated we have bylaws that we have to abide by. Woolsey agreed that the TLWC Board is bound by the bylaws. If North Ridge is going to be added, it will take a 75% vote of all subscribers. XRoads has not conveyed the infrastructure to an HOA or to TLWC. Myers said that the rate study should be done. We need to be able to recoup the cost of a meter through the rates.

Myers said he has talked to residents at North Ridge and let them know they may have to be metered. One resident asked how is that fair. The bill will go to X Roads or the HOA. Tucker said that South Fork does not convey until the last lot is sold. Britson noted that here was an HOA formed for North Ridge, but it dissolved a year later. Tucker will look at June, July & August water production from the last three years to determine how much water has been used since North Ridge came online.

Britson suggested that we could install a backflow meter first. Tucker will follow up and Cordova will check with DEQ as far as funding for a backflow meter. Woolsey suggested we may as well check on a magmeter too.

4. Review RCAC Water Study

Board did not have information from RCAC to review.

5. June Water Testing Reports

No comments heard.

6. June Revenue & Expenses

The Board reviewed the expenses and revenues for May. No comments heard.

IV. Set Next Meeting Date

The Board determined that the next meeting would be held on August 16th at 7:00PM.

V. General Discussion

Cordova notified the Board that a customer has been hooked up to water and not paying a bill since 2021 and is not inclined to pay any past due balances. The Board agreed that past due balances should be paid in full.

VI. Adjourn

A motion was made by Woolsey and seconded by Myers to adjourn. After a unanimous affirmative voice vote, the Board adjourned at 8:59P.

Approved this 16th day of August, 2024.

Rolly Woolsey, TLWC Board President

DRAFT