



Terrace Lakes Water Company

A Member Owned Non-Profit Corporation

North Ridge Status Update

September 3, 2024

The Terrace Lakes Water Company (TLWC) Board has continued to work toward bringing North Ridge Subdivision into the TLWC as subscribers. This is a fluid process, and much deliberation and discussion will be required to bring this to a conclusion. Time is of the essence, and we need the agreement and cooperation of the subscribers to get this completed. Currently there is not an agreement between TLWC and North Ridge. As you will see below there are many outcomes available.

- TLWC current subscribers will need a 75% majority 'yes' vote to bring North Ridge into the water company as subscribers with voting rights. This Board and every Board prior are bound by the Bylaws that were put into effect when the formation of the subscriber owned water company was created.
- In order for TLWC to provide any infrastructure support to North Ridge, TLWC will need full conveyance of North Ridge water system infrastructure by the developer of North Ridge, XRoads. Although the intent to convey North Ridge infrastructure to TLWC is there, this has not been completed and recorded as such. This is a DEQ requirement if TLWC is going to own and maintain the North Ridge water system.
- There is the option of North Ridge forming its own HOA, like Castle Mountain, to retain the infrastructure, servicing of all water lines and equipment, road maintenance, and still receive water from TLWC. Only after XRoads completes the conveyance of the infrastructure to the HOA will that be possible.
- Metering the water flow to North Ridge has been discussed to accumulate rate data of consumption going forward. A rate study would be completed to determine the amount per gallon charge. The cost of the meter installation would be recovered through future monthly billings to XRoads.
- TLWC only option at this point is to bill XRoads directly for the monthly water consumption of North Ridge. To reiterate, the current status is the infrastructure is not fully conveyed to TLWC. This would include the cost of the meter installation.
- XRoads is aware, through discussions, TLWC cannot provide support of North Ridge water lines, equipment, infrastructure, other than to continue to provide water to its residents.
- To be clear, it is the position of TLWC Board to continue providing water to Northridge Subdivision.
- We propose North Ridge work with XRoads to determine the best course of action for their community.

As you can see above this is not an overnight fix. TLWC is committed to the resolution of this matter, and we invite constructive communication. North Ridge Subdivision will be on the agenda for discussion at the TLWC Annual Board meeting to be held November 9, 2024, at 10AM at the Garden Valley High School.

Sincerely,

TLWC Board of Directors