

Lion's Head Water User's Association Annual Meeting Minutes

August 2, 2024

12:07 P.M.

Roll Call:

Mike Hayden – Lot 16

Alan Scott and Anne Meininger – Lot 14

Proxies:

Lot 10 – Ray Lunnon

Lot 12 – Jeff and Shawn Graef

Lot 13 – Lisa and Todd Buck

Proof of Due Notice:

Notice of this meeting was sent out on July 2, 2024.

Reading and Disposal of the Previous Minutes:

No changes were made to the 2023 minutes.

Nominations for Vacancy on the Board of Directors:

Alan Scott, Anne Meininger and Jeff Graef are on the ballot. There were no write-in nominations, and no nominations were made from the floor

Report of the President or Vice-President:

Alan Scott stated that we now have four lots on the water system which are Lots 12,14,15 and 16. The Hayden/Hoffmanns are currently building a house on Lot 16, and have joined the water system. Welcome to the Hayden/Hoffmanns! The Johnsons sold their home on Lot 12 to Jeff and Shawn Graef. Welcome to the Graefs! The Storms also sold their home on Lot 15 to Sandra and Stacey Connell this spring. Welcome to the Connells!

As a reminder, base water usage is currently at \$60/month for 20,000 gallons. There is an overage charge above this amount, and these charges are available on the website. Mike Hayden asked what the average amount used per month is for people on the water system. Alan replied that the Scott/Meiningers (Lot14) use the least, which is about 3,000 gallons. Most users use 5,000-6,000 gallons, but this amount often increases if they are watering outside.

Anne Meininger then mentioned that Stacey Connell had offered to read the meters. Anne asked Mike Hayden if Stacey needed permission to read the Lot 16 meter. Mike suggested that he could take a picture of the meter reading and send it in. Alan Scott answered that this would require having a manhole cover key to access the meter. Alan then said that he would rather leave it the way it is because meters should always be read on the same day.

Alan then mentioned that we have not run the Lot 8 well (our back-up well) for two years, and we like to do it every 2-3 years. Having added Lot 16 to the system has complicated

that process. Alan then explained the procedure for running the Lot 8 well, and why having Lot 16 on the system complicates this.

Mike Hayden then asked if the Lot 8 well was always open to the system, and Alan replied in the affirmative. Alan then said that he would ask Clint about that issue, and how to clean the pipe between the Lot 8 well and the Lot 15 well when running the Lot 8 well, because we can't push water backwards. It was discussed how we could possibly use the outdoor faucet on Lot 16 to clean the pipe between the two wells. Alan will confirm this possible solution with Clint before running the Lot 8 well. We then had a short discussion about water pressure at the different houses which are on the system.

Alan then mentioned that shortly before the annual meeting last year we tested the water for E. coli and coliforms. The tests were positive for coliforms and negative for E. coli. After troubleshooting the system, it was found that the lid on the transfer station cistern had not been put on properly. Alan then flushed the system, chlorinated the system and flushed it again. The water system then tested clean, and we have been good for the past twelve months. Alan then mentioned that flushing the system has moved some dirt through the system, and suggested that if owners on the system have water filters, it might be a good idea to replace them.

Mike Hayden then asked how we chlorinate the system. Alan replied that we put chlorine in both the tank in the transfer station and the Lot 15 well. The amount of chlorine is recommended by Clint.

In the past few months, we tested the water on Lot 14, which was negative for coliforms and E. coli. Next week we will test the Hayden/Hoffmann's water. In the future we will test the water on both Lot 14 and Lot 16 which allows us to test both the upper and lower portions of the system. Anne mentioned that we use outside faucets to test the water because you can't use any faucets with aerators or swinging faucets.

Alan then mentioned that the Lot 15 well pump had given us problems twice a year ago, and the electronics showed that the pump was experiencing unusually high resistance. The pump has not given us any issues this past year, and we will continue to monitor it. As another reminder, replacing that pump is estimated to cost at least \$6,000, and could be more than that if it was necessary to replace it during the winter months. Depending on our reserves, a failure of the Lot 15 well pump may require a special assessment.

The costs for testing and chlorinating the system have been donated by the Scott/Meiningers. Maintenance of the system has been donated by Alan Scott.

Report of the Secretary:

All of the previous annual meeting minutes and financial summaries are on the website, except for the latest ones.

Report of the Treasurer:

Our beginning balance on August 1, 2023 was \$7,167.73. Expenses included \$1,702.27 for the electric bills. Empire Electric has raised the cost of our electric meters. Lion's Head has three electric meters, and their cost is now \$117.00 per month whether we use electricity or not. The second page of the financial summary shows the electric bills by the month. In March we received a \$51.16 credit because Empire Electric is a co-op, and occasionally they will issue a credit. Also included in the expenses was a check printing charge for \$28.87. This brought our total expenses to \$1,713.14.

Our deposits were \$2,000 for our annual assessment (8 lots X \$250/lot). Our users' fees totaled \$2,280.00. Three lots paid \$720 each for the year, which was \$60/month X 12 months. The Hayden/Hoffmanns joined the system in the spring, so they paid \$120 for two months. We are always concerned that the users are paying their share of the electric bills for pumping water, and the users fees are paying more than the total cost of the electricity. Our total deposits were \$4,280.00, which gives us an ending balance on August 1, 2024 of \$9,716.59. This year we were very fortunate not to have any repair costs for the system.

Unfinished Business:

There was no unfinished business.

New Business:

Alan stated that at present, our financial situation still looks stable. We currently have about \$9,700 in reserves. This is the high point of the year financially, as we tend to drain resources until the time of the spring mailing, which gives us \$2,000 in annual assessments. Our ongoing goal is to keep reserves at about \$10,000, but preferably between \$12,000 and \$15,000. The reason for this higher amount is because if we lose a pump, or lose electronics, or have another pipe break, this could really drain our reserves. Our water system is getting old, and we would like to avoid the need for a special assessment. For example, the transmitter on the transfer station was recently replaced for about \$5,000, and the electronics would be about the same cost. The pipe breaks were about \$2,000-\$3,000 each, and we had two within a month a few years ago. And as previously mentioned, replacing a well pump would be approximately \$6,000 or more.

From the Floor:

Alan stated that we have a request from Mike Hayden to discuss replacing Clint Brooks as our water master. Mike said that he was aware that Clint had some health issues rather recently, and Mike also said that Clint was very difficult to get in touch with. Mike had to wait 4-6 weeks before he could have his water meter installed. Mike also stated that Clint had cancelled at least one appointment. Mike's concern is that in case of an emergency Clint might not be able to help in a timely manner. Mike mentioned that we should not necessarily get rid of Clint, but that we should open our minds to using someone else. Alan answered that by Colorado law, plumbers are not allowed to work on wells. Because of that, we have to have someone who is a well master. Alan then mentioned that because he and Clint have been working together since the system was installed back in 2001, Clint tends to answer Alan's calls if he is in cell phone range, or he will call back. Clint goes to several remote areas in the region, and at times does not have cell service. Clint prioritizes his calls according to the present crisis which is occurring. When we have had an emergency and were out of water, Clint has been amazingly responsive and has reshuffled his schedule to come the next day. For instance, when we had the two pipe breaks and when we lost a pump at the transfer station, he came almost immediately. Clint is also the one who installed the system, so someone else would need spin-up time to understand this complicated system. We would lose that knowledge of the system if we went with someone else.

Alan then stated that he would prefer staying with Clint until such time when Clint finally retires, or he is not giving us good service. He is not the best business manager, but according to

many people he is one of the best water masters in southwest Colorado. Mike Hayden then suggested that we make a list of other well masters in the area that we could use if Clint is not available. Alan agreed with Mike, and also agreed that we should put contact information on the website, with Clint as primary water master and other possible water masters as secondaries. Alan will get suggestions from Clint on other alternatives.

Mike then mentioned that the information on the website is good, but should be more technical in nature. This would include what pumps we have, where the wires are in the ground, etc. Mike suggested that we could incrementally document the system, and get good specifications. Alan then mentioned that it would also be a good idea to have more detailed information on how to run the Lot 8 well.

It was concluded that we would stay with Clint until he retires or is unresponsive enough to our needs that we need a better solution.

Election of Officers:

Alan Scott, Anne Meininger and Jeff Graef were elected as officers of Lion's Head for a one-year term.

Adjournment:

The meeting was adjourned at 12:58 P.M.

Respectfully submitted,
Anne Meininger, Secretary Treasurer