

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

August 8, 2025

3:02 P.M.

Roll Call:

Ed Grun – Lot 8 Elk Springs
Jeff Graef – Lot 12
Mike Hayden and Karen Hoffmann – Lot 16
Alan Scott and Anne Meininger – Lot 14

Proxies:

Lot 10 - Ray Lunnon
Lot 11 - Vickie Bejda

Proof of Due Notice:

Notice of this meeting was sent out on July 2, 2025

Reading and Disposal of the Previous Minutes:

No changes were made to the 2024 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 reported that we have four houses on the system at the present time, which are Lots 12, 14, 15 and 16. Alan reminded everyone that our base water usage amount is up to 20,000 gallons. If a member goes over that amount, there are overage charges. These charges are on the Lion's Head website. We are trying to encourage water conservation.

Alan then said that this has been the most challenging year for Lion's Head that we have had in the past 24 years, and this is not normal. He discussed the first thing that impacted our water system. Last January the Connells (Lot 15) reported that they were out of water. After analyzing the system and consulting with Brooks Well Service, it was concluded that there was an ice plug in the main pipe below the transfer station. The amount of ice in the pipe was unknown. This was due to a lack of insulation from snow on the ground, as it was a very poor snow year. Note that the pipe is buried four feet down, and normally the addition of snow provides adequate additional insulation. Also, we had a significant cold snap in January. This problem only affected the lower half of the system, as this portion of the system is gravity fed from the transfer station. Clint Brooks, our water master, advised against trying to dig up the pipe, as this would have been very expensive. The other option was to try to melt the ice with hot water and a hose, but due to the unknown length of pipe which was affected, and a few elbow bends in the pipe coming out of the transfer station, this also was not a good solution. The pipe in the transfer station doesn't freeze, as there is a heater in there. It was decided to mothball the system until the ice melted.

Alan then explained how Lion's Head provided water for the Connells. A large water tank was put in their garage, and it was attached into their main house plumbing. Also, the Hayden/Hoffmanns had damage to their water meter. The Hayden/Hoffmanns and the Connells provided water during that period of time, so Lion's Head did not charge them the monthly bills for water usage for three months. Because we were not able to fill the upper cistern at the top of the ridge, Lots 12 and 14 were advised to be extremely careful with water usage during those three months. In mid-May the ice had melted, and the system was tested for water leaks. Alan Scott said we were incredibly lucky that we had no pipe breaks.

After analyzing the water in the transfer station cistern, Alan reported that he was seeing something on the surface of the water. Brooks was consulted, and Clint thought that it was probably calcium build-up on the surface. As a cautionary measure, the water was tested for E. coli and coliforms, and the results were negative. Mike Hayden also reported that he had also tested his water for E. coli and coliforms, and his results were also negative. The Hayden/Hoffmanns also tested their water for mineral content, etc. Mike said that he intends to share those results with Lion's Head.

Alan then discussed another problem which has affected Lion's Head this past year. In late July the transfer station alarm went off. This alarm was installed about 4-5 years ago to let us know if there is a problem with the well. Alan replaced the battery on the transmitter, but this did not fix the problem. The pump-tech plus, which protects the well pump, was locking out due to rapid cycling of the request for water. The pump-tech plus was reset, but two days later it locked out again. Because Clint Brooks and Neil were on vacation in Alaska, Alan attempted to debug the system, and concluded that the problem was with the electronics. When Neil returned from vacation, he came out and found a popped breaker, reset the breaker, and the system began working again. Just last night the well went into rapid cycling again, and it was advised by both Clint and Neil that the electronics box and the pump-tech plus should be replaced. Estimated cost about \$3,000. These will be replaced as soon as the parts are available.

Alan then mentioned the battery in the transmitter, which he decided should be replaced twice a year, in the spring and fall. Mike Hayden asked if the transmitter could be powered directly from the power in the transfer station. Alan replied that this transmitter is designed for somewhere there isn't power available.

Next, Alan discussed what Lion's Head plans to do moving forward regarding the ice situation. Lion's Head will hire Cecil Thurman to add about an additional foot of dirt over the main pipe below the transfer station to provide more insulation. Cecil is going to pull the dirt from the embankment above, negating the need to haul in dirt, which is very expensive. Cecil will cover the section of pipe which is in the shadow of the ridge. Ideally, we would like to continue further down the pipe when finances allow us to do so.

Alan then mentioned the need to run the Lot 8 well. Mike Hayden expressed his concern about running the Lot 8 well water through his house and personal cistern. Alan suggested a three-way call with Clint to discuss the issue and possible solutions. Alan also mentioned a similarity between the Lot 15 well and the Lot 8 well. Both contain iron-eating bacteria. It is endemic in the groundwater in this area. He said that the reason that we chlorinate the Lot 8 well when we do run it is because there is more of this type of bacteria present in the water since the Lot 8 well isn't run routinely. Alan explained that the reason we flush the system very well after running the Lot 8 well is because we chlorinate the water quite heavily, and we don't want a large amount of chlorine going into peoples' homes. Mike Hayden then said that this is another reason why he would like the association to create a drainage system that doesn't involve the

water from the Lot 8 well going through his house's water system. Alan assured Mike that he would consult with Clint Brooks about this issue.

Alan then said that the costs of testing the water and chlorinating the system are being donated by the Scott/Meiningers. The maintenance of the system is generally done by Alan. He gave a shout-out to Stacey Connell and Jeff Graef for helping with maintenance issues.

Report of the Secretary:

All of the previous annual meeting minutes and financial summaries are on the website, including this year's.

Report of the Treasurer:

Our beginning balance on August 1, 2024 was \$9,716.59. Our expenses this past year included electric bills of \$1,792.69. Just as a reminder, Lion's Head has three electric meters and Empire Electric charges for these meters whether we use electricity or not. The cost of the meters alone is approximately \$120 per month. As you look on the second page of the financial summary, you can see the electric bills by the month. In March for the February electric bill you will see a credit of \$60.08. Empire Electric is a co-op, and occasionally they will give customers a credit. You can also see that the bill that we paid in July for June was extraordinarily high for us. One reason might be that there was a faulty heater in the transfer station which has been replaced. It might also be due to the faulty electronics causing rapid cycling at the Lot 15 well. We are always concerned that the users are paying their fair share of the electric bills for pumping water. You can see that the users' fees are paying for the cost of electricity.

Also included in our expenses was the cost of installing a water tank in the Connell's garage to provide water for them. This expense was \$2,176.55, which included the cost of the tank (\$860.10) and the cost of connecting the tank into their house plumbing. The connection cost included Neil's time to provide the labor and his expertise, and the rental of a pump to provide water pressure. The cost to remove this tank was \$341.82. So that brings us to a total of \$5,171.15 for expenses.

For deposits we had \$2,000 for our annual assessments (\$250/lot X 8). The users' fees for the first half of the year were \$1,440. The second half included the three months that the Hayden/Hoffmanns and the Connells were not charged when the system was down and they weren't receiving water. The second half of the users' fees were \$1,080. Cecil Thurman found a rancher who would buy the water tank that was used in the Connell's garage. The rancher offered to pay \$400 for the tank. Our total deposits came to \$4,920.00. This brings us to an ending balance on August 1, 2025 of \$9,465.43.

Unfinished Business:

Alan was tasked with finding a back-up well master. Neil and Clint didn't know of anyone in the area. Note: Only well masters are allowed to work on wells. Plumbers and electricians are not allowed to do so, and if they do, they could lose their license. Alan then asked Cecil Thurman, who recommended Jeremy Redshaw from Dove Creek. Alan contacted Jeremy, and he said he had no experience with wireless communication systems for wells. He might be a good secondary source if Brooks Well Service goes out of business, but he would definitely need spin-up time. Thus, he would not be a good solution if Lion's Head is in an emergency situation. Alan said he would put Jeremy's contact information at the bottom of the maintenance document on the website.

Alan then mentioned that Neil is working under Clint's license as a well master, and Neil is working toward becoming a well master himself. Neil also has an 18-year-old son who is interested in the well business, so he is going to be training his son as well.

New Business:

Alan said that moving forward, as he has already discussed, we will be replacing the Lot 15 well electronics and the pump-tech plus for a cost of approximately \$3,000. Also, Lion's Head will have Cecil add another foot of dirt on the pipe below the transfer station. Mike Hayden asked if we should also cover the lower section of pipe. Alan answered that it would be very expensive to do so, as Cecil would have to haul in dirt. Alan mentioned that an action item for him would be to discuss with Clint how to bring the Lot 8 well online for maintenance, and also for going into service. Once he has these procedures, he will write them in the maintenance document on the website. Ed Grun mentioned that he puts 12-16 ounces of bleach into his personal well twice a year.

Alan then discussed our financial situation. Presently we have about \$9,500 in the bank. This amount will decrease significantly after we pay for the electronics and the pump tech plus and pay Cecil to put more dirt on the pipeline. The board has decided that we have a need for a special assessment this fall. We believe the assessment will be in the \$200-250 range, and it is planned for the October timeframe, due by December 1st.

Ed Grun asked if the board had discussed raising the users' fees. Anne Meininger said that we have raised users' fees in the past. We started at \$20/month, then \$40 and then \$60. We also raised the base usage amount from 10,000 gallons to 20,000 gallons. Alan then asked for a straw vote for raising rates. Everyone agreed to raising the users' fees to \$80/month for the first 20,000 gallons.

There was a discussion about whether Ed Grun could extend a line from the Lot 8 well if his well went dry. Alan answered that there is a legal agreement between Elk Springs and Lion's Head which would prohibit that. In order for this to occur, Alan said that the agreement would have to be amended.

Alan then mentioned that due to the ice in the pipe last winter, anyone on the system should probably change their water filter.

From the Floor:

Mike Hayden asked about the feasibility of a PV system for electricity for Lion's Head. Alan replied that a large part of the cost is for the meters themselves, as explained in the Treasurer's report. When the well pumps come on, they use a large amount of amperage; otherwise, they are not using electricity. Alan doesn't believe that a PV system would help our electricity costs. Mike then said he would do some research about using a PV system for Lion's Head. Alan thanked Mike for his suggestion.

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 4:35 P.M.

Respectfully submitted,
Anne Meininger, Secretary-Treasurer