

Special Board Meeting to discuss Water Situation
and Assessment for Water System, June 26, 2010

Attendees: Judy Kilburg, Kent Wolford, Sabine Shurter, Suzanne Star, Jeff Erickson, Barbara Van Ruyckeveldt, and Laurie Lauer (prepared meeting minutes).

Guests: Harold Corn

Meeting called to order, 10:20 a.m. by Jeff Erickson

Erickson suggested we explain the individual assessment for each lot on the special assessment document.

Star said we took out leak detection and preliminary engineering report out of Phase 1. The preliminary engineering report was removed because we may not need it until the next phase and we may be able to piece meal it, instead of coming up with the \$35,000, now.

Shurter reported that Peter Nathanson, NM Rural Water Association, is willing to talk to members if they believe there are discrepancies in his report, but the member needs to be able to substantiate their discrepancies with data.

Shurter said the valve repairs will be one mobilization and one leak detection with the entire water system.

Steps for Phase 1: Special assessment, service valves, isolation meters and master meters.

The first action will be to find all the isolation valves and repair the ones that need repair. This will take place August – September 2010. R. Spencer will hire a contractor to work on the valves. There are 33 valves in the entire system. We are going to assume all the valves are bad. The cost is \$13,200.00

Wolford suggested we start work on the valves now, then proceed to work on the master meters, We could then start installing service meters, if we have enough money. Where will the left over money go if there is any left over, into Phase II? We would first get an engineer (\$60-\$100 per hour). Engineering will help us to design our system in a way to maintain it in the future. If we go to distribution lines we need to put them together and work on leak detection.

Star told Roy Spencer the board is completely behind him and the residents are responsible to take care of their own water leaks.

Corn said he thinks there are a lot of leaks in the regular lines.

Wolford said that could we assume that 100% of the valves are bad?. What is planned for the extra money? The leak detection may be in the original report. But we should isolate them, take

the extra money and work on finding leaks. But we need to determine where the extra money would be going to.

Shurter said we are going to use the money to prepare for leak detection. We may need to add more isolation valves for the areas that have a great distance between the current meters.

It was asked what to do about the empty lots. Star said we should buy the meters for all the lots now so that all the meters are the same. Meters would be installed at the empty lots because many of these empty lots already have the service connection. We would not put in meters for those lots where the people choose to combine the lots. Wolford suggested we could let people with vacant lots opt out. But Kilburg added that we might not have the compatibility of the meters when future improvements begin.

The empty lots would be charged a base rate monthly service fee. The meter will also tell us if a frost free on an empty lot has a leak. .

Corn added the State is going to require everyone to have a meter.

Isolation valves will prepare the system to do a meaningful leak detection.

Star and Shurter will break out the cost of the meter to include the cost of the meter, can, line and the saddle on the main line.

Master meters are not working properly and are bad or not calibrated right, we need to think about replacing them.

If the assessment is approved, it will start in August 2010 and go through July 2011. It will take approximately 3 months to install the meters. Hopefully we will be able to get them installed by August 2011.

These items will prepare for the Association to get the Mutual Domestic in place.

Shurter mentioned that NM Rural Water Association will now start charging for their services because their funding is going away.

We decided to take the money out of our leak detection, road's budget and reserves to start working on the valves. One of the valves has been dug and we have 32 valves to go. Star will talk to R. Spencer to start working on locating, checking and replacing the valves. Kilburg stated that \$6,600.00 the roads budget could be used toward water repairs so work can begin now before the July 24th meeting in order to get things going and get more data for the meeting. July 24, is the schedule for the meeting and it will begin at 1:00 p.m.

Shurter will contact the Fire Department to reserve the space and get trucks moved out of the bay area.

Meeting adjourned, by Erickson