

Whispering Pines Water Company Meeting  
6/04/2022

- Called to order: Sean Kearney, 10:07 a.m.
- Board Members in attendance: Sean Kearney, David Eicher, Todd Billings, Kyson Koop, Dewey Thurgood Absent: Mike Wagner.
- Total in attendance: Approximately 75
- Reading of minutes: Audience was asked to read the minutes.
- Vote to approve minutes: Vote by acclimation

Item	Action
Matt Christensen representative: Firewise Community update. Grants available, spray available, Chipper truck date scheduled, Grants for making your home defensible. Extensive projects all over the county and adjoining counties. No expectation of distributing chipped piles. Would like to look at big projects for the future. Ultimate goal is to protect your home for fire and prevent fire spreading. Wooley Wednesday 7 p.m. Google meets Power Point to get resources to prevent fire.	
Sean welcomed all. Thanked Trent Hanna for providing the music this morning.	

Item	Action
<p>Sean explained this history of the Whispering Pines Water Company Established 1991. Whispering Pines III is one of the entities that can take water from the wells. Recreational land is another entity. We are obligated to provide the water to those who are a part of, or been segregated from, the original water right unless specified otherwise in a written agreement." 70 acre feet is owned by WP III, B share 7 acre feet. 50 Acre feet Aspen Grove Assets. AGA has not contributed anything for storage. They don't own any of the water stored in the tank. WP III is the owner of the tank and water storage. We are in the process of protecting our water storage and pressure. We have first priority to that storage water. Recreational lands has 11 acre feet. He sold water to Twin Oaks and AGA, People across Meadow Road bough 9 acre feet. Kenton Worthington developing 134 acres. The lower properties have been subdivided out. They want to provide water to their entire subdivision. We want to put a storage tank on their donated property (easement) and take advantage of the extra storage. What does this have to do with us? Our current tank is old we need a back-up tank. We would own the new tank and the new piping. We would charge the new owners for the installation. We have enough flow to meet the demand. We put 2 million gallons into the pond during the winter. We put out 180 acre feet of water out of our wells. Artesian flow has dropped a bit during the dry years. We are at about 35 gallons per minute. We use the pumps during the irrigation season. The AGA usually pays the highest part of the electricity fee due to their pumping. All new connections outside of WP III will pay impact fees. \$6000 per lot, \$1000 go to the connection of the line. Impact fee for WP III is still set at \$1000 when the water meter is installed. Questionable advertisement on the lots being sold across from the pond. Buyer to verify all information.</p>	

Item	Action
<p>Vote on trade for 1 acre property on Recreational Lands property. That would be much easier to deal with since it's so close to our current tank. We met with Recreational Lands and we thought we had an understanding. We offered to pay additional costs, he kept adding conditions. We withdrew the proposal and moved on. Sean asked if anyone else would like to take on the issue of working with Recreational Lands? State won't fund an additional tank with the current tank we now have. Many issues need to be dealt with. To live FT on the mountain you need to have water. If the county requires fire suppression it would be fire hydrants. 1000 gallons a minute for 60 minutes is required to charge a fire hydrant. County requirements change. We would like at least another 125,000 gallon tank. We need the capacity and we have water that needs to go down hill and existing tank has a finite life time.</p>	<p>No one has come forward to work with Recreational Lands.</p>
<p>Finances Restructuring: Todd explained the combination of both companies charges on one invoice. Stated that each company still has their own bank accounts and QB accounts. All funds are internally transferred between Water and the POA.</p>	
<p>David Eicher: Proposed Budget: Does this document give you an idea where your money is going? Dave explained the Water Company Budget and past commitments. Max made comments that were not accurate. Do we budget enough for the Capital Improvements? In regards to the loan to the POA. May 31, 2022 \$132,466 in the bank. Fire hydrants, repairs to the wells, loan to the POA. \$30,000 loan to the POA was for the pond. Capital improvements B station, putting a new shed on the upper well. No large ticket items under miscellaneous. Welcome to look at the books anytime. Small leaks in system. Question asked Do we need to add any more hydrants.</p>	<p>Currently all homes in WPIII are within 450 feet of a hydrant. Look at adding more hydrants to the system.</p>
<p>B shares: What is it; basically someone who owns property on the mountain and get their water from our system 1/4 of an A share. Things were simple, no longer that way. We wanted to have more control of access to the B station. Added access card reader. Card reader can be turned on and off. People were sharing keys with people not paying. We share costs between 150 B share, 123 A share</p>	
<p>Consumer confidence Reports Water is being tested regularly. We have fantastic water. Very hard water. If we detect anything we will contact you.</p>	

Item	Action
<p>Capital Improvements: Big issue is supply, can you get the parts, can you get the pieces. Water well radar installation, remotely transmitted. Can't get anyone to install it. \$2000. Supplier can't get the supply. Why is it important to know how much water is in the well? Would like to accumulate some money in savings.</p>	<p>Continue to look for a contractor to install the camera in the well.</p>
<p>Volunteer for the Water Company</p>	<p>Dewey Thurgood volunteered to work on the Water Co Board. Max proposed we accept Dewey's nomination, John Romero seconded. All voted in the positive.</p>
<p>State requires we have to do certain things. How to store water and filter, cross connection control, Spent \$605 on cross connection control. Make sure you don't cross connect between your home and the system. Can install Back flow preventer valve on your own outdoor spigot. Changing out the back flow preventers on the meter over the next 10 years.</p>	

- Meeting Adjourned: Sean, 11:20 am