

Pine Grove Community Water Assn Inc  
Tuesday, April 21<sup>st</sup>, 2026

Board Members Present: Gerry Broer, Keith Jackson, Butch Shields, Janice Helgeson, Craig Nicholson, Gereth Stillman  
Guests Present: Steve & Lorri Haberman

President Gerry Broer called the meeting to order at 7:02 p.m.

Steve and Lorri Haberman, who are not members, attended the meeting to inquire about the Association and the possibility of extending the waterline past 13945 Neck Yoke Rd to their property on Marie Lane and apply for membership. An extensive discussion followed after Haberman's exit from the meeting. The Board decided NOT to extend the waterline because it would extend past the PGCWA's managed area.

The minutes from the March 17<sup>th</sup> meeting were emailed to the board in advance for review. No additions or corrections were noted. It was moved and seconded to approve the minutes as presented – motion carried.

March's Balance Sheet, Profit & Loss, Accts Receivable, and Accts Payable were emailed in advance to the board for review. Vendor invoices submitted over \$1000.00: Advanced Electrical \$1598.38, Western Water Service \$7165.00, Western System Drilling \$7016.00. The 3 invoices were in relation to pump failure at the pumphouse. It was moved and seconded to approve the financial statements as presented – motion carried.

Checking Acct Balance as of 4/21/2026	\$ 20,436.83
Money Market Acct Balance	\$ 78,418.13
HCU – Savings (Membership)	\$ 25.00
HCU – 12 mos CD (3.445%)	\$ 84,609.17
HCU – 6 mos CD (3.784%)	\$126,169.94

A verbal bid to cut down 4 trees at the old fire station was submitted. A motion was made and seconded – motion carried to accept the bid of \$900.00. PGCWA would need to request access from Linda Wordeman as they are on her property or close to the property line.

The monthly maintenance report submitted by Kurt and Jeff included: Replace meter and radio at 13770 Neck Yoke Rd, coordinate with firefighters, water haulers, and pump replacement crew on the Coyote Flats fire and subsequent pump failure. Field test the valve/hydrant program. Flush Sudbury well piping and monitor the well operation during the pump failure at the main pumphouse. Install the meter and radio in the meter pit at 23925 Pine Grove Rd. Install a pump and hose in the Sudbury well vault. Assist in replacing the cable riser that was broken during pump replacement. Disassemble and clean the meter and the debris screen in the PRV in the standpipe for the fill station and the pumphouse. Onsite is currently removing the curbstop and capping the tap at Morgan Crt and Clydesdale Rd. Preparing a cost estimate to upgrade the Sudbury well to a viable backup status. A new backup motor has been ordered and should be available soon, pump end is needed for the new motor.

The Swede Larson recognition plaque has been installed at the main pumphouse.

Received a new membership application from the Woodard's for a lot on Neck Yoke Rd. Address has not been assigned. The Board voted to approve the application.

Discussed funding for a pumphouse generator and install. Jan will research the possibility of applying for a grant or a loan for short-term projects to discuss at the next meeting.

Discussed the annual meeting coming up on April 24<sup>th</sup>. Jan will forward a trial balance and the annual meeting minutes to the board via email for review.

Discussed Accessory Dwelling Units. 13834 Sudbury Ranch Rd has an ADU that was approved by Pennington County. A certified letter has been sent to the Timmer's denying water to the garage with living quarters attached unless a secondary membership has been purchased due to a secondary address issued in relation to the ADU. As noted in the bylaws, one service connection may serve only one single-family dwelling, no private service line may be extended to serve an additional dwelling, and system capacity is approved solely for the permitted single-family use.

The Board discussed a resolution affirming PGCWA's Authority and clarifying conflict with ADU utility assumptions. A resolution was drawn up and presented to the Board for consideration. The resolution was approved by the Board and signed by President Gerry Broer. A copy of the resolution will be posted on PGCWA's website and submitted to Pennington County Planning Dept.

Keith Jackson formally announced he will not be running for reelection.

Meeting adjourned at 9:01 p.m.

Respectfully submitted by Janice Helgeson