

Pine Grove Community Water Assn Inc
November 21st, 2023

Board Members Present: Gerry Broer, Keith Jackson, Paul Fauss, Jan Helgeson, Ken Bruns, Jim Rensch, Gereth Stillman

Meeting called to order by President Gerry Broer at 7:04 p.m.

Minutes from the October 18th were emailed in advance for the board to review. A motion was made to approve the minutes, second, motion carried.

October's Balance Sheet, Profit & Loss Statement, Budget Performance, Accounts Receivable, Accounts Payable were emailed in advance for the board to review.

Checking Acct Balance as of 11/21/2023	\$ 23,610.99
Money Market Balance as of 11/21/2023	\$148,648.24
Savings Account Balance as of 11/21/2023	\$ 25.00
HCU – 13 month CD (5.127%) 11/21/2023	\$121,006.85
HCU – Loan Balance as of 11/21/2023	\$110,495.71

Clinton Levy – for clarification purposes: Start billing for availability fees starting 9/10/2023. Adjust account accordingly.

Availability fees – charge availability fee once meter pit assy has been installed. Add to “Residential Water Service Agreement”.

Paul provided the board with an updated 2024 budget. New water rate proposals were provided to the board for review as well. Discussion followed on upcoming expenditures, repairs, etc. The decision was made to increase the user fee as of 1/1/2024 to \$50 per month and water rates increased 30%. Approved water hauler rates: Annual user fee \$300 plus \$45/1000 gallons. Commercial Rate: \$100 one-time fee per project plus \$45/1000 gallons. Agriculture Rate: Annual user fee: \$150 plus \$45/1000 gallons, \$100 connect/\$100 disconnect fee. Letters to all persons involved with the above rate increases will be notified with December's invoicing. New Membership rates stay the same. Meter pit assembly costs/abled for further discussion.

Membership Easements: Ed & Kathy Cook's easement is signed, recorded and received back from Pennington County.

Approved Jonathan & Calliann Nebelsick's application. Purchased Dale Flint's residence (23811 Kieffer Ranch Rd)

Received a completed termination form from Greg & Angela Fullerton. Shared well with Schmalz? Haven't received any communication from them.

Jim provided an update on repairs as given via email from Jeff: Flushed mains on Coyote Flats & Neck Yoke, checked high users for issues, placed several meters, flushed lines, discussed pump house water line replacement.

Ben Meyer with Banner provided an updated and thorough “Water Service Construction Agreement” for distribution to members currently in construction.

November 30th – scheduled date to cleanout old firehouse station.

Added additional Sudbury Ranch long term expenditures to the agenda. Adding a floor drain, pump meter, fencing and lot clean-up.

On Site Excavating invoice for \$4461.03 was presented for Ruthie's Trail repairs. A motion was made to approve the repairs, second, motion carried. The Board approved \$5509.94 in bills to be paid for November.

Water meter issues? Update bottom compartment on meter, may be under reporting water usage as per Millbank.

Discussed hail damaged remote replacements, who pays? SIDE NOTE: Article XI, Section 1 – "The Corporation will furnish and install the necessary tapping components to the main distribution pipeline, furnish a curb stop and meter pit assembly at the expense of the Property Owner. Such tapping components, curb stop and meter pit assembly shall be owned and maintained by the Corporation."

Meeting adjourned at 9:35 p.m.

Respectfully submitted by Janice Helgeson