

Pine Grove Community Water Assn Inc.  
December 19<sup>th</sup>, 2023

Board Members Present: Gerry Broer, Keith Jackson, Paul Fauss, Jan Helgeson, Ken Bruns, Jim Rensch, Gereth Stillman. Members Present: Walt & Kandyce Meinhart, Ron Smith, Patsy Hinson, Rose Kieffer, Brian & Sheryl Evans, Nancy Gulliksen. Non-members present: Alan & Lynette Kieffer, Cody & Lynn Baker, Nick Baker, Meghan Kieffer, Pam Kieffer, Steve Becher.

Meeting called to order by President Gerry Broer at 7:01 p.m.

Non-members present voiced their concerns on the water rate increases for the 2024 year. Individuals spoke about the higher rates put forth by the Board during the month of November 2023 business meeting. All non-members had the opportunity to speak and were dismissed from the meeting at 7:40 p.m.

The remaining members stayed for later discussions about upcoming projects, fixing leaks, replacing water lines, long term planning, and refunds on membership fees.

Minutes from the November 21<sup>st</sup> were emailed in advance for the board to review. A motion was made to approve the minutes, second, motion carried.

November'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 12/19/2023	\$ 31,119.75
Money Market Balance as of 12/19/2023	\$ 145,251.22
Savings Account Balance as of 12/19/2023	\$ 25.00
HCU – 13 month CD (5.127%) 12/19/2023	\$ 121,521.75 (Bank Loan Secured)
HCU – Loan Balance as of 12/19/2023	\$ 107,450.00 (7.23%)

Additional banking discussion: move money to a certificate of deposit. 5.09% / 9 months at Highmark. Reviewed Acct Receivable, approved Accts Payable for \$1,468.68. A credit billing from Black Hill's Electric Coop was \$-215.23 due to Capital Credit Retirement issued in December.

Discussed the newly adopted late payment fee of 18% annual percentage rate. The board reviewed and changed the late payment fee in lieu of a percentage rate to a monthly flat rate of \$20.00 per month starting January 1, 2024.

Membership received from Joseph & Rosemaria Levinsky for Sudbury Ranch Lot 4, approved per agreement with the purchase of the Sudbury Ranch well purchase.

PGCWA failed a water sample on Coyote Flats Rd on 12/14/2023. Testing results retaken 12/17/2023 and 12/18/2023 came back "absent" from total coliform.

Mandatory Lead Service Line Inventory added to the agenda and also added as a "quick access link" on our web page to aid the members to quickly access and report each individual residence as mandated.

Discussion of refunding memberships, taps were sold in "good faith" and PGCWA does not control Pennington County's rules and regulations. It is noted in prior meeting minutes that memberships were non-refundable. Also noted in the by-laws Article V, Section 5 that memberships not transferred are terminated. The board adopted a "resolution" to clarify the wording and add to Section 5 that a

membership is non-refundable. This will be presented to the membership for discussion and pending approval at the annual meeting.

Reviewed the “Residential Water Service Construction Requirements” provided by Banner Associates. The requirements will be provided to Jeffery Crocker and David Emory residences that are in the early stages of construction.

South Dakota Association of Rural Water Systems – annual membership meeting 1/9 – 11/2024 in Pierre, SD. Send document to Kurt and Jeff for possible attendance and paid for by PGCWA.

#### **Short / Long Term Priority Projects for Budgeting**

76630.00	New Well Connection to Existing System (9/14/2023 Banner) Board Approved
11850.00	New Well Improvements (9/14/2023 Banner) Board Approved
71220.00	Main Wellhouse Piping Improvements (8/15/2023 Banner)
129000.00	Loop Sudbury Well to Existing Main @ Morgan Crt & Clydesdale S
108000.00	Propane Generator (Banner Feasibility Study 2021)
	Water Main Improvements along Neck Yoke, Coyote Flats, Windmill & prv along Kieffer Ranch Rd &
336400.00	Windmill Rd (Banner Feasibility Study 2021)
121600.00	New SCADA System (Banner Feasibility Study 2021)
<u>2000.00</u>	Outside card operated system for water hauling
<b>856700.00</b>	

Discussed an appropriate plan for adding chemicals to the water system. Adding a heated extension building onto the pump house?

Expenditures to add to short term planning:

- \* Replace plumbing in the pump house.
- \* Vault floor drain, fencing and water meter on Sudbury well.
- \* Adding a card operated system for water hauling.

Leak rate changes from \$3.00 per 1000 to \$6.00 per 1000.

**REVISED** Non-Member rates:

**Water Hauler** - \$71.00 minimum per month for 12 months (includes 2,000 gallons of water)  
\$10.50 per 1,000 gallons of water over the 2,000 gallon minimum.

**Agriculture** – User Fee: \$150.00 (3 month minimum, \$50.00 per month additional), Hookup fee  
\$100.00/Disconnect Fee \$100.00, \$20.00 per 1,000 gallons of water.

**Commercial** - \$100.00 one-time fee per project  
\$25.00 per 1,000 gallons of water.

Jan is working on quotes for the upcoming liability insurance renewal expiring in Feb 2024. The old firehouse station building is currently owned by the Wipf’s and used under a verbal agreement. Plan to pursue a written lease agreement and is ongoing on the agenda to complete. Increase our equipment coverage from \$216,400 to \$500,000 and look at an appraisal. Errors & Omissions, liability for employees were also discussed.

Meeting adjourned at 10:04 p.m. Respectfully submitted by Janice Helgeson