

Pine Grove Community Water Assn Inc
September 17th, 2024

Board Members Present: Gerry Broer, Keith Jackson, Butch Shields, Janice Helgeson, Quinton Larson, Craig Nicholson. No guests were present.

The meeting was called to order by President Gerry Broer at 7:04 pm.

Minutes from August 20th were emailed in advance for the board to review. A motion was made to approve the minutes as submitted, second, motion carried.

August's Balance Sheet, Profit & Loss Budget Performance, Accts Receivable, and Accts Payable were emailed in advance for the board to review. OnSite Excavation replaced both curb stops and boxes at the end of the line and invoiced PGCWA for an additional \$2,000.00. A motion was made to approve the invoices as submitted, second, motion carried. All invoices from Black Hills Electric will no longer require board approval. Payments to Black Hills Electric are electronically paid online.

Checking Acct Balance as of 9/17/2024	\$ 56,685.59
Money Market Acct Balance as of 9/17/2024	\$ 22,905.05
HCU Savings Acct Balance as of 9/17/2024	\$ 25.00
HCU 13 mos CD (5.127%) as of 9/17/2024	\$126,169.29
HCU 9 mos CD (5.09%) as of 9/17/2024	\$ 51,685.59
HCU Sudbury well loan balance as of 9/17/2024	\$ 79,304.87

Kurt submitted a comprehensive monthly maintenance report for the last half of August and the first half of September. With the Wipf/Wordeman line now fixed, a significant leak has been detected between the old firehall and pump house. Kurt and Jeff are performing more pressure testing to find the leak. Additional discussion about the leaks followed throughout the meeting. New chlorination pump has been installed in the pump house.

A member was inquiring about the possibility of cutting off his meter pit and being more level with the ground. Gerry will give the member a phone call and request that he attend our next board meeting and submit a plan. The PGCWA's Water User Agreement will place the member in non-compliance if the member were to proceed as indicated.

Discussed amending the Water User Agreement. A Membership Transfer application will now include a \$200.00 transfer fee. Any homeowner who places their home for-sale will now be required to have a licensed plumber submit in writing that their cistern is in compliance. Keith provided verbiage the following morning and included below as follows:

"Before PGCWA membership or membership transfers can be approved, the owner, seller, or buyer must verify compliance with a licensed plumber regarding Pine Grove Community Water Assn's cistern requirements. Please submit verification along with licensed plumber's state ID # in writing to: pinegrovewater@hotmail.com or mail to the address listed above.

a. All home sites are required to have a 1,000-gallon cistern. (minimum)

b. All cisterns must have water connected in a manner that allows for a static level of water to be maintained in the cistern. By-passing the cistern is not allowed.

c. Cisterns are supplied with available PGCWA system pressure only. Owner is to provide an adequate pressure system downstream of cistern for their use.

(Failure to comply with these requirements may result in termination of your water service)"

All changes are effective immediately.

The main line “key” will now be stored in the pump house.

Keith visited with a contractor to replace the piping in the pump house. Further discussion on repairs followed and to look at the vault at Sudbury,

Meeting adjourned at 8:25 pm.

Respectfully submitted by Janice Helgeson