

Pine Grove Community Water Assn Inc.

October 15<sup>th</sup>, 2024

Board Members Present: Gerry Broer, Butch Shields, Janice Helgeson, Craig Nicholson, Gereth Stillman

The meeting was called to order by President Gerry Broer at 7:10 pm.

Minutes from September 17<sup>th</sup> were emailed in advance for the board to review. A motion was made to approve the minutes as submitted, second, motion carried.

September's Balance Sheet, Profit & Loss Budget Performance, Accts Receivable, and Accts Payable were emailed in advance for the board to review. OnSite Excavating repaired a main repair across from 13718 Neck Yoke Rd and installed a curb stop. OnSite Excavating also repaired a leak on Belgian Ct. Invoices for the work performed were submitted for payment. \$6,611.59 for Neck Yoke Repair & \$4,965.25 for Belgian Ct repair. A motion was made to approve the invoices as submitted, second, motion carried. (2) cd's were renewed in September. Secured cd renewed for \$80,000.00 and remaining balance (\$46,706.15) was transferred to money market.

Checking Acct Balance as of 10/15/2024	\$ 39,892.13
Money Market Acct Balance as of 10/15/2024	\$ 65,949.20
HCU Savings Acct Balance as of 10/15/2024	\$ 25.00
HCU 9 mos CD (4.5%) Balance as of 10/15/2024(Sec)	\$ 80,000.00
HCU 9 mos CD (4.5%) Balance as of 10/15/2024	\$ 51,903.76
HCU Sudbury well loan Balance as of 10/15/2024	\$ 76,073.67

Meter pit modifications to 24054 Stoneridge Rd were discussed as requested by the homeowner. Who bears responsibility or consequences resulting from modifications if an issue should occur? The board voted not to allow the homeowner to modify the meter pit. Any unauthorized modifications to the meter pit would result in the property and homeowner being non-compliant with Pine Grove Community Water Assn.

Discussed Lead Line Survey, only one member is currently non-compliant. She called and spoke to Gerry on the issue on 10/14/2024 and indicated she would follow up and submit the necessary information from our link online. Discussed assessing a \$100.00 non-compliant fee to the homeowner, but decided to hold on a vote based on her indication to comply. Will review the proposed fee at next month's board meeting.

Kurt submitted a comprehensive monthly maintenance report for the last half of September and the first half of October. Approved the recommended line maintenance job to replace a section of pipe in the pump house from the union downstream from the chlorination valve to the valve immediately above the flange on the discharge line. Keith will work on the pump house project as soon as possible. Approved and working on installing meter, throttling valve and disinfection port on Sudbury well and exercising well on a monthly basis. Discussed posting the Maintenance Report to the website. Report would need to be board approved before posting. Gerry will check with Kurt.

Levinsky property by Sudbury well in early stages of negotiations. Pricing, etc will be handled by Gerry, Kurt is working on mapping the area.

Membership Application was received by [REDACTED] for Sudbury Ranch, Lot 11.  
Membership Transfer Agreement was received by [REDACTED] for TBD on Neck Yoke Rd and [REDACTED].

Membership Transfer Agreement was received by [REDACTED] for 23831 Ranch View Ct and [REDACTED] Ann Sorenson.

A motion was made to accept the above Membership application and Membership Transfer Agreements, second, motion carried.

Discussed the possibility for grant funds from state/federal governments to look at funding the replacement of old water line throughout the system and also extending water mains. A comprehensive analysis would need to be identified by PGCWA on areas of concern and water line replacement.

Meeting adjourned at 8:21 pm.

Respectfully submitted by Janice Helgeson