

## MINUTES

Elk Springs Water Committee Meeting  
5:30 pm, March 6, 2023  
81 Cedar Cove

- I. **Call to Order** the meeting was called to order by Sam Engen, Integrated Mountain Management, at 5:44 p.m.
- II. **Verify quorum and record attendance** A quorum was verified.  
Committee members present: Bob Sweikert, Jonathan Kelly, Mike McDill, and Dan Cutler. Owner's present: Steve Jones. Steve is interested in volunteering on the Water Committee.
  - A. **Review and Approve Prior Meeting Minutes** Prior meeting minutes from March 24, 2022 were reviewed. Mike moved, seconded by Jonathan, to approve the meeting minutes with a spelling correction to Jonathan's name, motion carried unanimously.
- III. **2022 Projects Review**
  - A. **Main Water Tank Repairs** completed July 2022.
  - B. **New Auburn Ridge Water Contract - \$41,000 back billing between 2020 Interim rate and new market-based rates** the water delivery agreement with Auburn Ridge was executed in December 2022 and payment for back billing was requested.
  - C. **Water Main Leak** a water leak was reported in October, and excavation crews were able to repair it quickly. It was discovered that bolts were never tightened, and this section of line had likely been leaking since it was originally put in.
  - D. **Cedar Cove PRV Replacement** was completed in October.
  - E. **Well Monitoring Upgrade** the electronic monitoring device has been installed in Well #6 and EPC will be taking readings and providing reports to the committee.
  - F. **Pump House Equipment Replacement** the chlorine pump was replaced in addition to the auto dialer alert system.
  - G. **Update to Water System Future Replacement Cost Study** SGM updated the study, reporting the total replacement costs for 2022 have increased to \$19 million since 2015. Over 80% of replacement costs pertain to water lines.
- IV. **Review of 2023 Budget** projects budgeted for this year are to bid out and have the pump house road regraded, and to replace the PRV near the pump house.
- V. **Discussion of 2023 Water Projects**
  - A. **Negotiate Water Contract with Eagle Ridge** contract will be similar to the one Auburn Ridge signed in December.
  - B. **Project to Identify Additional Instances of Unmetered Water Usage** lots under construction are required to install a temporary meter when they tap into the main line. This has helped identify some of the water loss. Farm hydrants have been identified and removed. Irrigation at the entrance and mailboxes is now

metered. Further discussion on other areas to narrow in on the water loss is needed.

- C. Pinyon Mesa Initial Contract Term Expiration 12/23. Revise Water Rates.** Once the year end financials are ready, Bob will begin working on new water rates for review. Rates are expected to increase considerably.
  - D. Replace PRV near Pump House** Bob to schedule with EPC.
  - E. Determine Adequacy of Water Reserves Now and in the Future** the water committee has increased reserves from roughly \$12,000 to \$1 million in the past 7 years. Bob and Dan to work on further analysis to recommend to the Board for future funding of water reserves.
  - F. Pump House Road Grading and Drainage Improvements** Bob is working on getting another bid.
  - G. Develop Pros and Cons of Establishing a Special District for Water** Mike has started the process of gathering information on what the requirements are to become a metro district for roads and water. The committee will collectively work together to gather more information and seek input from other communities that have gone through the process of becoming a metro district.
  - H. Identify Leads to Implement Advance Projects**
- VI. Any Other Business**
- VII. Adjourn** at 7:20 p.m.