

Water Committee Report and Recommendations

April 15, 2021 HOA Board Meeting

Committee Members:

R. Sweikert (Chairman), M. Mc Dill, B. Wells, A. Plummer, J. Kelly

Projects in EPC's Hands:

- 1) Identify contractors and obtain bids for re-coating the interior of the Main Water Tank (partial or complete). The Main Water tank is larger than the West Water tank (320K gallons vs. 250K gallons). The smaller tank's interior was re-coated in 2016 at a cost of \$50,000, so the cost for the Main Tank re-coating can be expected to be at least \$65,000 (adjusting for size only). The Dive inspection took place after the 2021 Water Budget was set, so authorized expenditures will be a variance to Budget.
- 2) Installation of a water meter and remote reader at the old office on Pinyon ordered last Summer still has not occurred.
- 3) Cost proposals requested by Patrick to monitor the depth of both wells have not been received.
- 4) Meeting requested to discuss water system layout for Eagle Ridge requested in early March still TBD.

Other Items:

- 1) Barbara Neal recently made the Water Committee aware of the fact that certain lots may experience low water pressure as we approach full build out. When designing the water system SGM identified that certain specific lots need to be served by a 1 ½ inch (vs. the normal 1 inch) line and that the installation of shower pumps be recommended. A map identifying these lots is attached to this report. The Water Committee recommends that this information be included in the DRGs and that the Board mandate the installation of oversized service lines for these lots and the "Exemption"

lots that were annexed after the Neal's Kindall Ranch purchase (only 1 of these lots remains undeveloped).

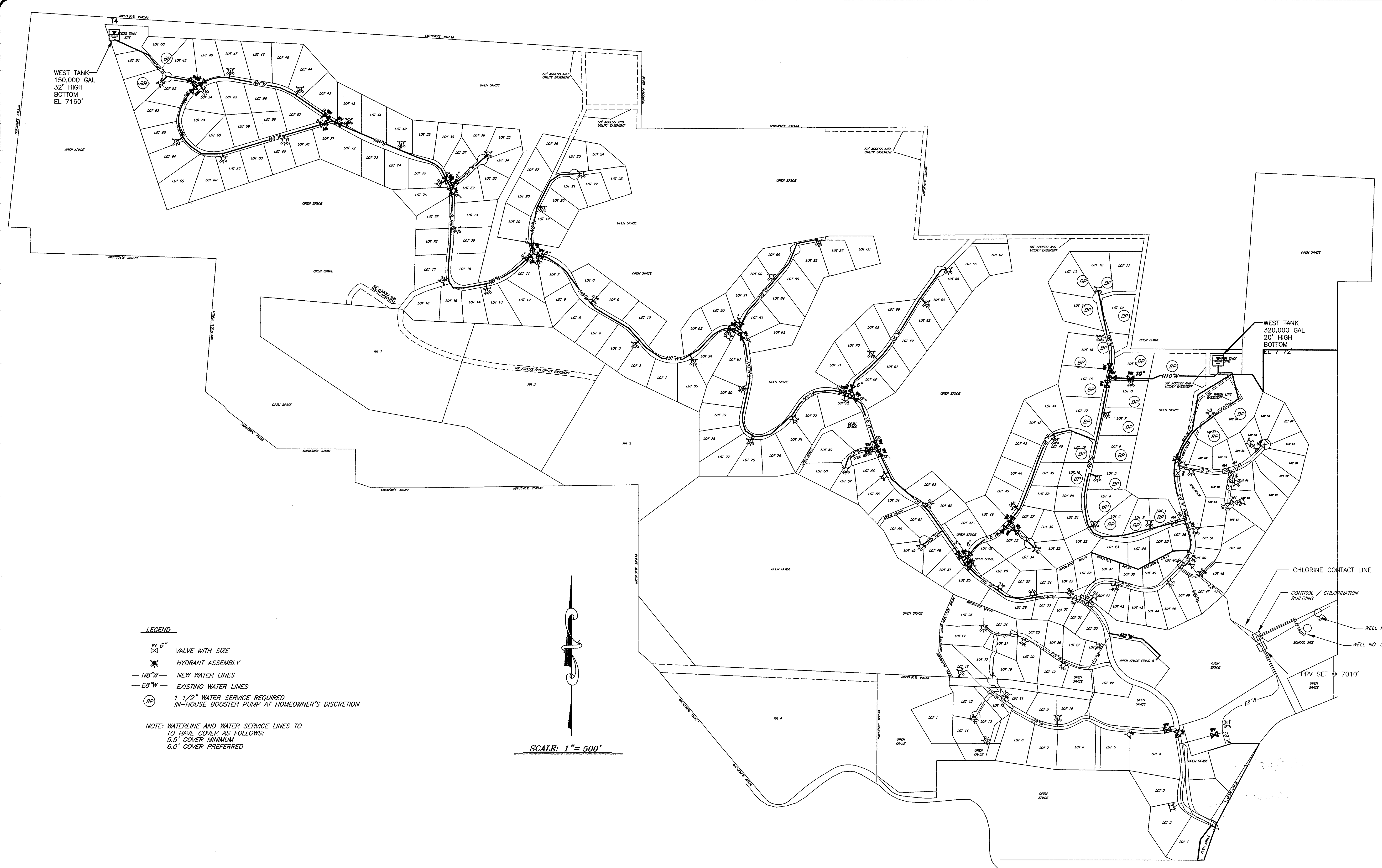
- 2) At the last meeting, we discussed the desirability of metering water usage during construction (during the non-freeze months). After consultation with Dodson Engineering, the Water Committee recommends that the Board mandate such metering using the Badger water meter that will be installed in the house once built.

Recommendations for Adoption by the Board

- 1) The Water Committee recommends that the Board adopt lot low pressure identification in the DRGs and mandate the installation of 1 ½ inch service lines and recommend shower pumps for those identified lots.

- 2) The Water Committee recommends that the Board require water metering during the construction phase of homes. The standard Badger water meter may be used for this purpose prior to its permanent installation within the finished home.

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LEGEND

- ⊗ 6" VALVE WITH SIZE
- ⊕ HYDRANT ASSEMBLY
- NB "W - NEW WATER LINES
- EB "W - EXISTING WATER LINES
- ⊙ (BP) 1 1/2" WATER SERVICE REQUIRED IN-HOUSE BOOSTER PUMP AT HOMEOWNER'S DISCRETION

NOTE: WATERLINE AND WATER SERVICE LINES TO HAVE COVER AS FOLLOWS:
 5.5' COVER MINIMUM
 6.0' COVER PREFERRED

SCALE: 1" = 500'

Notice:
 According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



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LOS AMIGO RANCH

NUM-BER	DESCRIPTION	DATE	DSY
1	PRELIMINARY PLAN SUBMISSION	6/23/99	DSY
	PRELIMINARY PLAN SUBMITTAL/REVISION		

MASTER WATER PLAN

Job No. 1502-14J
 Drawn by: DMK
 Date: 11/25/97
 Appr. by: DMK
 File: LAS-WAT

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