

Pine Grove Community Water Association, Inc.
Annual Meeting Minutes
April 21, 2023

Meeting called to order at 7:03 pm by Gerry Broer, President.

Board Members Present: Gerry Broer, Ken Bruns, Jeff Johnson, Jim Rensch, Kurt Slentz, Paul Fauss, Janice Helgeson, 28 members present.

Janice Helgeson read the 2022 Annual Meeting Minutes to the members present. A motion was made to approve the 2022 annual meeting minutes as read, motion carried.

Paul Fauss went over the 2022 financial statement and Budget for the PGCWA. Documents were provided to the members present for review. Questions on bookkeeping, billing expense, Banner & Associates facility plan expense (2021) and insurance details. (Board members, equipment, continuation of business, workers comp)

System status and upgrades given by Ken Bruns. Painting, inspecting, & sealing on reservoir, expansion on the mainline, one of which is on the Larson property extending a main to encompass a couple of additional members. The cost to install this mainline is on the property owner and will be turned over to the PGCWA upon completion and inspection. Purchased strobe light and are receiving estimates for an outward swinging door because of a safety issue for the existing pump house. Note on strobe light: If red, it indicates an emergency. Call a board member noted on the pump house door to let them know immediately. The need for a backup well identified 25 years ago and more recently in the feasibility study was discussed. Researched different areas of land for a future well and also an existing well that is for sale. The PGCWA is in the process of making a proposal for the purchase of a backup well. Currently dealing with the attorney to draft up a proposal for the purchase of this well and lending institution for a loan. It'll be considerably less in cost and can be covered from a financial standpoint without a major loan. Looking at a term of 3 yrs @ 6-7% interest rate on \$120,000. \$55,000 down, total purchase price of \$175,000 and \$25,600 recoverable from tap fee assessment. Additional costs will include installing 1320' of line and tapping into an existing mainline as well. This well is in the Madison formation, well depth of (990'), air tested at 105 gpm and is contingent upon 3 things; output gallons, water quality and frequency test to communicate with our existing well and reservoir. Details on this fully functioning backup well: 2-1/2 yrs old, has 7" casing, (same size as existing well) permitted for 50 gpm and can easily be upgraded to 100 gpm. Meter pits & curb stops are installed. Well lot consists of a 100'x100' section of land, well, pump, motor, 3 phase converter, electrical control vault, 2400' – 8" pvc pipe, 1374' – 4" pvc pipe, fittings, hydrants, etc. 1" service line, taps, curb stops & 9 meter pits w/o meters. This well should keep up with peak summer demand by itself in case the main pump goes down providing residents are conservative in their water usage. An emergency plan may need to be addressed if a drastic water shortage should arise. Engineers looked at elevation aspect, 60' approx. of uphill pump to get to our reservoir, our existing well pumps 140' uphill to the reservoir. (CORRECTION: the 140' is the elevation difference between the 2 wells. Our existing well pumps approx. 205' uphill to our reservoir.) Future plans to ensure pumps are interchangeable between wells, including but not limited to installing a 3 phase electrical line to the well. Any expansion beyond the 9 lots near the backup well is solely placed on a decision by the PGCWA board members. Current leaks addressed and will be prioritized, extensive testing is ongoing in finding the leaks for repair. No long term plan in replacing lines due to age, two locations were identified for upsizing due to demand. Replacing curb stops due to deterioration a possibility. An increase in monthly user fees this year was to help alleviate expenses to the water distribution system and the purchase of a backup well.

No by-law changes. A clause to the scheduled meeting dates are posted on the PGCWA web page pinegrovewater.myruralwater.com. If the 3rd Tuesday monthly meeting is postponed or calls for a meeting extension, it will then take place on the succeeding Monday at 7:00 pm.

Everyone signup on the attendance sheet? Include cell phone and email for inclusion to the PGCWA Alert System.

Kurt Slentz recapped water testing – purchased new meters, software, computer hardware, laptop computer and upgraded our reader system. Water testing for organic chemicals, nothing over state requirements. Lead & copper sampling - one sample slightly over the lead limit of .015, report came back at .016. 90% of the system has to be below action limits, 5 samples taken once every 3 years, one sample needs to be in compliance. Bacteria testing once a month, test annually for nitrates. State inspection done in 2022 (every 3 years) passed with no deficiencies. Talked about 2020 EPA rule requiring system testing and (sanitary) surveys for safe drinking water and lead contaminants. Additional training for Kurt is coming up in the hopes of learning more about the state and federal requirements.

Elections for 3 open board member positions. Kurt Slentz, Janice Helgeson, who filled in for Don Solinsky's remaining term and Jeff Johnson. Kurt Slentz and Jeff Johnson withdrew their names for consideration. Kurt and Jeff indicated individually they will stay on as employees. A call from Kurt for nominations from the floor, obligations to the board discussed. Gereth Stillman stepped forward for nomination. Kurt nominated Keith Jackson, Keith accepted the nomination. Janice Helgeson was nominated. The board positions were voted on by attending members, all in favor, none opposed. Nominations carried.

Motion for adjournment of meeting at 8:20 p.m., motion carried and adjourned.

Respectfully submitted by,

Janice Helgeson, Director
Pine Grove Community Water Association, Inc.

Attachment