

Minutes for June 12, 2018 Special Meeting of El Shaddai II / III HOA Board

Participants:

Dave Vick, President

Richard Vickers, VP & Chair of Water Committee

Patrick Greany, Secretary & member of Water Committee

Jeff Burger, Treasurer (by phone at 864-982-4664)

Tom McLean, Road Manager (by phone at 404-431-1016)

Jon Schleuss – member at large (by phone at 504-251-6927)

Not present: Gloria Mays

The meeting was called to order at 7:00 PM by Dave Vick

The topic for the special meeting is to discuss the options for improving the supply of our neighborhood water supply.

Richard Vickers (RV) provided an overview of the status of our water system in terms of the letter we received from the State of NC indicating we need to improve our supply. We have since employed Hedden Well Drilling to evaluate the possibility of fracking our well. Turns out we have a 4" pipe inside the 6" casing and therefore can't frack the well. So we are left with the option of either drilling another well, which would be expensive and would require permitting, which couldn't occur before July 4th, or installing additional storage capacity to add to our existing 10,000 gallon tank. To do this economically, we solicited bids from 3 well drillers, Hedden, Miller & Wilson, to add 3 additional tanks next to the pump house, with a combined capacity of about 5,000 gallons. The alternative is to do nothing but this is risky in light of the warning letter from the State re: our capacity vs. demand.

The first question for the Board is to ask what they feel is appropriate. The reality is the auxiliary tanks are the only option that could provide an answer before July 4th weekend.

Jeff Burger (JB) feels that the 3 tank option is viable and would like to proceed with this option.

Tom McLean (T M) asked whether the (4) leaks we experienced last year may have been the source of our problems rather than lack of supply and storage capacity. Richard indicated it is hard to answer since we never know what the demand on our system will be. Also, the State said we should do something because of our low supply of water from our existing well system. Dave Vick (DV) indicated we can fill the auxiliary tanks if we get them in right away. Also, we could increase the duty cycle on the pump w/o risk. We have the PumpTec to protect the pump if we over tax the system. DV indicated that Hedden did a test and got 13 gGPM over a 10 min period. So, we should be able to fill all the tanks w/o compromising the current storage tank. PG indicated we should have enough capacity now to fill the tanks. RV indicated we could pay Wilson to bring in potable water from elsewhere. TM posed the question of increasing the duty cycle w/o violating our agreement with Miller Well. DV indicated we need to do *something* to respond to the State's request. DV indicated we have plenty of money to pay

for the improvements. RV indicated we might get by w/o doing anything, but we don't want to be irresponsible and let people down during the Fourth of July holiday. JS said this has been a problem every year. Drilling another well may not produce a lot of water per minute, in which case the aux. tanks will help to buffer the demand. JS asked whether we need to get something from the State indicating the aux tanks will satisfy them. RV indicated they didn't mandate we do anything, just recommended that we do so. PG pointed out we were told by Hedden Well Drilling that by reducing the head pressure on the well pump it should reduce the stress on the underground pump and increase its longevity. RV also indicated that we will have a bypass valve that will allow the well pump to provide water as it is now all the way to the tank house above if needed. PG indicated Hedden Well said the booster pump can be changed very quickly in case of failure w/o having to pull the well pump. DV indicated we may need to drill a second well if we have 4 more homes in the neighborhood, acc. To the state's rules. DV thinks installation of the aux. tanks will likely save a lot of money. TM said we shouldn't be doing any harm. DV indicated all three professional well drillers believe it will work. RV is confident that this will work. Drilling a second well is an uncertainty. RV thinks the chance for success is worth risking \$10,000. Also, we could add even more tanks if needed as we have room at the site.

RE: bids – RV indicated we received 3 bids, Hedden for ~\$14,000, Miller for ~\$12,000 and Wilson bid ~\$10,000

RV, PG & John Bickerstaff all have had excellent work done by Wilson with our individual reservoir installations and PG is confident they can do the required work successfully.

TM asked what modifications would have to be made at the pump house. RV indicated there will be very minor modifications and that he will discuss with Miller Well. If Miller terminates the contract we have identified two other qualified sources of help available to do the water testing. TM indicated he is concerned about the possibility of it being worth opting for Miller Well even if the price is higher. RV indicated Miller is not always timely with repairs. In contrast, Wilson is very prompt. RV said he can have a conversation with Miller to see if they can meet Wilson's price and timeliness. PG said Miller also should have to meet Wilson's time table (to get it done before July 4th) as well as the price from Wilson's.

RV indicated we will also include a bypass system so that we can regulate the flow of water either into the aux. reservoirs or directly to the main storage tank above. We also will have a shutoff system for the well pump so that it won't overflow the aux reservoirs. The current shutoff system for the main storage tank will be re-configured so that it controls the booster pump instead of the well pump as it's presently configured. RV called for questions. JB asked about positioning the tanks. RV indicated they'll be buried (to prevent freezing, etc.). This also is in agreement with the State's requirements. TM suggested that the individuals with private reservoirs go off-line during peak demand times.

JS said he appreciates the efforts and feels this is the best course of action. He thinks it sounds very positive.

TM agrees if Miller will still cover the pump.

JB agrees with this approach.

The HOA is therefore in agreement with doing this.

TM suggested we make an announcement on the El Shaddai HOA FB page re: the outcome & RV agreed.

The meeting was adjourned at 7:59 PM.