

## **WATER REPORT – OCTOBER 2016**

As you will recall when I reported last year I stated that we would be entering into a contract with Miller Well to maintain the well house, chemicals, and testing requirements. The main reason for entering into this contract was to save all members of our association money.

What I want to report on now is our expenses from 2015 versus 2016. In order to do so we need to remove the cost of the new replacement pump which was \$10,486.65 total pump, parts and labor. Therefore the total cost of water for 2016 was \$13,606.32 – or \$6,907.40 less than 2015 (where the total cost of water was \$20,513.72).

As you can see we achieved our goal of saving funds on a year-to-year adjusted basis. Ironically, our repairs this past winter were identical to our repairs the previous year. They consisted of repairing a leak at the Dietz property, repairing a leak on the line leading to the Schuess property, repairing a large leak in the road in front of the Adams property, and a leak on the road to the Vickers property. Our goal of achieving new style replacement valves has been completed. Any of the old style valves are on the property owner's side of the delivery system, which is the homeowner's responsibility.

In going forward, we do have the opportunity of significantly reducing the cost of any future repairs requiring a track hoe. As it stands today we pay Miller Well \$1,000 each time for delivery of their track hoe. In the future I will be checking with three other vendors for use of their equipment, which would be significantly less in cost.

So far everything I have discussed has been positive in nature. However, we are faced with several problems. (1) A lack of snowfall which reduces total water available; (2) a lack of rainfall which reduces a lack of available water. Simply put, our well used to produce an adjusted rate of 8 gallons per minute. Today, we are only producing 4 gallons per minute. Long term, unless the average snowfall and annual rainfall increases, we will likely have to drill a second well. This becomes even more critical as more of our homeowners build homes on their property. What this really means is that in order to be prepared for future water requirements we should begin to consider an increase in water fees to cover our future requirements.