

El Shaddai HOA Board Meeting – June 8, 2023 6pm
Minutes taken by Jennifer Sneed, Secretary

Attending: Melissa Hall, Richard Vickers, Tom McClean, Mike Letscher, Jennifer Sneed

Objectives:

- Board opening
- Water plans
- HOA fees for lots with water rights but no water

Discussion:

1. Board member opening to replace Dave Vick
 - a. Richard suggests John Kolesa to fill in until the Annual Meeting in October when it can be put to a vote
 - b. Unanimously approved
2. Water Report
 - a. State says we must have the water system inspected and certified by an engineer before we can add any new connections
 - i. We have currently spent \$4000 - \$5000 on an engineer to assess the water system
 - ii. Engineer says we need to dig a hole every 150ft along the pipes to assess the pipe size
 - iii. The last 1000ft don't need testing
 - iv. Supply line doesn't need testing
 - v. Cost to upgrade the system: \$42/linear foot to install new pipe if necessary, ~\$300,000 for a whole new system
 - b. Well capacity
 - i. Two large water losses recently without an identified cause
 - ii. Current well may not be drawing enough water to maintain supply
 - iii. A draw down test will be performed next week
 - iv. Cost for a new well if needed: ~\$30,000
 - v. Meter and shutoff valve installation was proposed for strategic points along the lines to investigate and address leaks as they happen. We are getting an estimate for meters.
 - c. There was discussion about the which issue should be the priority and how to decide which issue takes priority. Board decided to consider until next meeting.
3. It was proposed that lots with water rights, but no water running to them that are contiguous with another property with water have the water fees waived. The effects of this on the revenue of the HOA were discussed. Board decided to consider it until the next meeting.
4. Next meeting scheduled for June 22, 2023 at 6pm.

Jennifer Sneed, Secretary

