

Water Committee Meeting Minutes

Elk Springs HOA March 24, 2022

5:15 PM via Zoom and

In Person at 81 Cedar Cove

- **Call to Order/Verify Quorum** The meeting was called to order at 5:23 p.m.
Water Committee Members Present: Bob Sweikert, Angela Plummer, Mike McDill, and Jonathan Kelly. Also present was Sam Engen, IMM and Brandyn Bair, SGM. Owners in Attendance: Don Click and Ed Holub

- **Review 2021 Financials and 2022 Budget** Tabled.
- **Review and Discuss 2022 Water Projects**
 1. **East Water Tank Interior and Exterior Recoating:** Painting is scheduled to take place in May. We will touch base with Mike McGowen from Mannix Painting to get a firm start date.
 2. **2022 State Required Testing Program:** Lab testing for this year is estimated at \$3,500.
 3. **PRV Replacement:** The Board approved replacement of the Cedar Cove PRV for an estimated cost of \$13K at the January Meeting. Parts are on order. EPC will be assessing PRV valves that are beyond their useful life within the subdivision and put together recommendations for replacement.
 4. **Chlorine Shack AutoDialer and Plumbing Leaks:** There was a problem with the autodialer mechanism and has since been repaired.
 5. **Well Depth Water Electronic Height Monitoring:** The electronic monitoring equipment was ordered and should arrive soon. Once it arrives, EPC will determine whether it can be installed by them or if the well pump needs to be pulled to enable the install.
 6. **Water Model/Reserve Assessment**
SGM has produced a draft of the requested update to the 2015 Water System Study commissioned by the Board of Directors. Bradyn Bair from SGM was present to review the updated draft with the committee and answer questions. Further evaluation by the committee is needed before presenting this to the Board.

- **Water for Newly Landscaped Homes** Tabled until more data is collected.
- **Other New or Old Business** The water committee continues to work closely with the ARC to get all the homes under construction metered as required by the policy.

There was reminder about including in the DRG rewrite the information about lot low pressure identification and mandate for the installation of 1 ½ inch service lines and recommend shower pumps for those identified lots as discussed at the April 2021 board meeting. Mike will be investigating the pros and cons of becoming a metro district and will report back to the committee with his findings.

- **Executive Session**
- **Adjourn** at 6:36 p.m.