



Hidden Springs Sewer Company Meeting Minutes September 20, 2022

A meeting of the Hidden Springs Sewer Company was held on September 20, 2022, at 7:30p.m. in the Community Clubhouse. The following Town Council members were in attendance.

John Ahrens
Bradley Shafer
Stephanie Wright
Garry Stanislaw

Also in attendance was the Town Manager, Lisa Ahrens

There were eight (8) residents in attendance. Four (4) Hidden Springs residents ((Jennifer Stanislaw, Doug Tissier, Rachel Tissier, & Sharon Cauchi) and four (4) Cartwright Ranch residents (Ila Henkel, Brian Collins, Bert Rivera, & Michele Rodinsky).

The meeting was called to order at 7:31p.m.

Approval of Meeting Minutes from previous meeting HSSC 8/23/22

John A. made a motion to approve the HSSC Meeting Minutes from 8/23/22. Brad S. seconded the motion. All TC members present voted to approve the minutes unanimously. Motion passed.

Votes Conducted by E-mail

There were no votes conducted by e-mail since the 8/23/22 meeting.

HSSC Financial Update and Treasurer's Report

Stephanie W. walked TC through the Treasurer's Report. The TM provided a detailed financial update (See Financial and Treasurer's Reports on File in the Town Office for details).

There was a brief discussion regarding whether there was a need and/or desire for an independent audit of Keystone/AMI at year end 2022.

MANAGER'S REPORT

The TM provided a detailed review of the following (see the Manager's Report on File in the Town Office for details):

- WWTF Improvements and Upgrades Project
- Reuse Irrigation Improvements
- Hidden Springs Phase 6 Sewer Line Cleaning
- HSSC Legal Review/Sharing Agreement/Conveyance/Easement of CR Sewer Lines
- WWTF Update

There was a vote to approve the Evoqua Sand Filter proposal. Garry S. motioned to approve; Brad S. seconded the motion. All TC members present voted to approve the proposal unanimously. Motion passed.

Unfinished Business / New Business

There was no unfinished or new HSSC business to discuss at this meeting.

Questions and Answers

There were several questions raised by residents:

Q: How many bids were obtained for the sand filter.

A: We couldn't get multiple bids for this part of the project because the sand filter MUST be the same manufacturer's equipment to work with the existing sand filters. Typically, we seek to obtain at least three (3) bids.

Q: What is a BOD? What does it mean?

A: Biological Oxygen Demand. It means the biological matter in the treatment pond is using up the available oxygen in the water, which is the reason we need to add blowers – to blow more oxygen into the water.

Q: Keystone was mentioned. Who is Keystone?

A: Keystone is the new owner of AMI, which is the accounting/property firm that Hidden Springs uses for billing.

Q: Is this the same accounting firm (AMI) that manages Dry Creek Ranch?

A: Yes.

Q: Is an audit of the accounting firm required every three (3) years, or just suggested?

A: An audit is not required. The Treasurer or Board can request an audit. Certainly, if there is something questionable, an audit can be requested. It's prudent, but not required.

Q: A Reserve Study was done for Hidden Springs and the Sewer Company: when should Cartwright Ranch be doing a reserve study?

A: Do it DAY ONE. NorthStar was recommended to Hidden Springs and we were very happy with them. They were very detailed, efficient, and affordable.

Q: What is the recommended percentage of reserve levels?

A: 70-75% was recommended for Hidden Springs and the Sewer Company.

Q: You mentioned the word "true-up" of Hidden Springs and Cartwright Ranch – what do you mean by this?

A: The way the budget was set up, we had a line item for HS Town Association residents and the amount of sewer fees they paid every month for the year – For CR residents, we had another line item. So, we were tracking the numbers on separate line items – HS and CR. When they switched over to the new software, they put it all on the same line item, so it's not broken out by HS and CR.

Adjournment

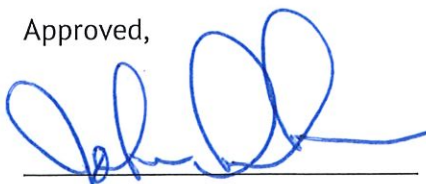
The meeting was adjourned by John A. at 8:17 p.m.

Respectfully submitted,



Garry Stanislaw, Recording Secretary

Approved,



John Ahrens, President