



## Hidden Springs Sewer Company Meeting Minutes December 06, 2022

A meeting of the Hidden Springs Sewer Company was held via Zoom on December 06, 2022, at 7:00pm. The following Town Council members were in attendance.

John Ahrens  
Bradley Shafer  
Stephanie Wright  
Ryan Luke  
Garry Stanislaw

Also in attendance was the Town Manager, Lisa Ahrens.

There were twenty-seven (27) residents in attendance via Zoom – 25 from HS and 2 from CR:

- HS - Katie Wood, Mark Dale, Tonya Dale, Peter Brockett, Geoff Lewis, Marcus English, Jeffery Mousseau, Joeli Streeter, Lyn Winer, Jennifer Boyd, Sharon Cauchi, Bill Beattie, Dixie Milliken, Thomas Woodall, Chuck Vertrees, Rachel Tisser, Jennifer Stanislaw, Pamela Patchin, Jason Densmer, Cliff Cramp, Renee Walters, Rob Walters, Sabrina Graham, Tim Corcoran, and Linda Corcoran.
- CR – Jay DeBeer and Debbie Erickson

The meeting was called to order at 7:00pm.

### **Approval of Meeting Minutes from previous meeting HSSC 11/14/22**

Stephanie W. made a motion to approve the HSSC Meeting Minutes from 11/14/22. Ryan L. seconded the motion. All TC members unanimously voted to approve the minutes. Motion passed.

### **Votes Conducted by E-mail**

There were three (3) votes conducted by e-mail since the 11/14/22 meeting (see details on file in the Town Office):

- 11/17/22 – TC unanimously rescinded the 11/14/22 vote to approve the 2023 Sewer Company Budget with a 5% increase as the contribution to Reserves recommendation following the Financial Review from North Star Reserves was less than forecasted.
- 11/17/22 – John A. recused himself from the vote, as it involved staffing changes – the remaining four (4) TC members voted unanimously to approve the revised Sewer Company Budget with a 2% increase.
- 11/17/22 – John A. recused himself from the vote, as it involved staffing changes – the remaining four (4) TC members voted unanimously to approve Association Policy 200, Assessment Procedures, 220 Commercial Assessment Procedures, and 230 Cartwright Ranch Sewer Assessment Procedures.

### **HSSC Financial Update and Treasurer's Report**

There was no Financial Update or Treasurer's Report as the meeting was held prior to the 15<sup>th</sup> of the month (November financials not yet completed by Keystone and received by HSTA). November financials will be reviewed in January.

### **HSSC Legal Review/Sharing Agreement/Conveyance/Easement of CR Sewer Lines**

11/21/22 – Abbey Germaine, Legal Counsel, sent the HSSC request for repairs to Grossman Company legal counsel recommending a meeting with HSSC, OMCS, and Grossman to discuss.

The 2022 Town Council Members recommend that the newly elected 2023 Town Council invite the outgoing TC members to the meeting with Grossman, as they are more knowledgeable on the issues. It

would be a disservice to the new TC to not support them with institutional memory during this very important meeting.

#### **OMCS First Right of Refusal Agreement**

11/30/22 – Abbey Germaine, Legal Counsel, was notified that TC would like the Agreement to reflect four (4) changes:

- First Right of Refusal runs concurrent with the Operator's Agreement. If the Operator Agreement ends, so does First Right of Refusal,
- The Legal entity should be the same as noted in the agreement (need to match),
- If Jay and Ty sell OMCS, the First Right of Refusal is voided, and
- A timeframe should be added

(See details on file in the Town Office).

#### **Mountain Waterworks Master Service Agreement**

The Agreement was returned to Mountain Waterworks with four (4) comments (See details on file in the Town Office):

- Amended indemnification and independent contractor clauses,
- Added the ability for HSSC to terminate for any reason, providing sixty (60) days written notice,
- Removed Section 19, which caps liability, and
- Added language requiring Mountain Waterworks, Inc to know what needs to be accomplished under the re-use permit without HSSC requesting a Task Order to perform the necessary services. Mountain Waterworks must monitor and advise HSSC of what needs to be done, rather than HSSC advising Mountain Waterworks.

#### **MANAGER'S REPORT**

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

- WWTF Update, including the Improvements and Upgrades Project
- HSSC Outbuilding for the Flow and Salt Meter

#### **Unfinished Business / New Business**

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

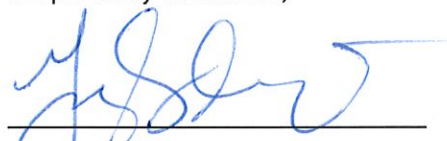
#### **Questions and Answers**

There were no questions raised by residents.


#### **Adjournment**

The 12/06/22 HSSC meeting was adjourned by John A. at 7:20 p.m.

Respectfully submitted,

  
Garry Stanislaw, Recording Secretary

Approved,

  
John Ahrens, President