



Hidden Springs Sewer Company Meeting Minutes January 17, 2023

A meeting of the Hidden Springs Sewer Company was held in the Community Barn and via Zoom on January 17, 2023, at 7:00pm. 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.~~

Dixie Milliken, Town Council Elect, was also in attendance.
Ryan Luke was not in attendance.

The meeting was called to order at 7:02pm.

There were several Cartwright Ranch and Hidden Springs residents in attendance, both in person and via Zoom:

- In-Person – Richard Keplinger, Jim Cromwell, Sharon Cauchi, Rob Leeper, Cheryl Cook, Jennifer Stanislaw, Bill Beattie, Corky Meyers, and Cindy Meyers.
- Via Zoom – Carol Cronin Kriz, Cyndi Elliot, James Kwaterski, Sallie Morse, Donald Rice, Lyn Winer, Brad Davis, Dan Anderson, Jared Schmidt, Lori Kirk, Nicolle Sansotta, Renae Zimmer, Julie Rice, Tom Woodall, Debra Sinclair, Donald Feil, Jill Campbell, Debbie Erickson, Chris Whisler, Joe Getzendanner, Linda Beasley, Aaron Lapp, Shannon Thomas, H. Paterson, and Pamela Patchin.

Approval of Meeting Minutes from previous meeting(s) HSSC 12/06/22 & 12/13/22

Brad S. made a motion to approve the HSSC Meeting Minutes from 12/06/22 & 12/13/22. Garry S. seconded the motion. All TC members present unanimously voted to approve the minutes. Motion passed.

Votes Conducted by E-mail

There were two votes conducted by e-mail since the 12/06/22 meeting:

- 01/03/23 - TC unanimously approved a Capital Improvements and Upgrade Fee Payment Plan requested by a resident due to financial hardship.
- 01/09/23 – TC unanimously approved proceeding with Dan Zimmerman, Hillside Architecture, for design/build plans for a small outbuilding for the Sewer Company's new Flow and Salt Meter installation.

HSSC Financial Update and Treasurer's Report

Month end, December 2022, pending from Keystone/AMI. The Keystone/AMI Controller, who handles HSSC & HSTA accounts, left AMI for another position. Their new Controller for our accounts has been identified, but needs to get caught up on the financials, which will be sent as soon as possible (See Financial and Treasurer's Reports on File in the Town Office for details).

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

Two actions took place last month:

- There was a legal review of the Cartwright Ranch Sewer Infrastructure Inspection Report (See details on file in the Town Office).
- OMSC asked for First-Right-of-Refusal on purchasing the sewer plant if HSTA ever chose to sell it. This was also reviewed by Legal Counsel.

Mountain Waterworks Master Service Agreement

The Agreement was returned to Mountain Waterworks with comments and Legal Counsel suggested changes (See details on file in the Town Office).

MANAGER'S REPORT

John A. provided a brief overview and update (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 Update

Unfinished Business / New Business

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

Questions and Answers

Q: Costs seem to be going up year over year, which is understandable. But what does TC see for the next 3-5 years as far as large Special Assessments? Will we be needing to do any additional large upgrades like what we had to pay for in 2022?

A: No, we are not expecting anything for 2023. 2024 is still to be determined, but with the building of the reserves we don't anticipate needing to do any additional special assessments. Any costs for unanticipated upgrades would be covered by funds in the reserves.

Q: What is keeping us from getting the County from putting a sewer system connection in Hidden Springs and Cartwright Ranch?

A: It would cost millions and millions of dollars to make those connections, and the County would look for us to pay for it. They're not going to do it without us paying for it. The path has already been laid – the developer chose to have our own boutique sewer plant, and that's what we have to work with. As long as reserves are maintained, and the health of the system is maintained, we will continue to pay lower monthly fees for our current system than most communities on County or Municipal systems. We're not the lowest, as far as fees go, but we're also not in the upper range of costs. We fall comfortably in or about the median range.

Q: Where do we stand with the residents who have failed to make their Special Assessment payments?

A: 14 HS have not paid and 10 CR have not paid. 2023 Council will have to address this, but standard practice is once you get over \$600 the account is sent to Collections. Liens can be placed on the properties of those who do not pay.

Q: There are additional homes spaces being developed on the other side of Cartwright Road and up the hill as well. Will we have to pay additional money to have all of these units added to the sewer system? What is this going to cost all of us?

A: There was an approved number of homes for CR. All of the lots you're speaking of are counted in this maximum number of approved houses, and the sewer Expansion and Upgrade Project has taken all of the approved homes into account. There will not be any additional upgrades or cost associated with the lots up the hill or on the other side of Cartwright Road.

Q: One of the items on the agenda is Legal Review/Sharing Agreement/Conveyance/Easement of CR Sewer Lines. Can you address this and explain what it means?

A: This has to do with the sewer line infrastructure in CR (underground sewer lines in CR). CR wants to turn this over to HSSC, but we've identified issues that need to be corrected/repared prior to this turnover. Our Legal Counsel has reviewed our response to Grossman on this issue and we would accept the infrastructure until such time as the system is in a condition that we approve of.

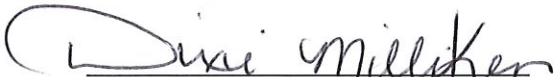
Q: What is the First Right of Refusal?

A: OMCS, the people who manage and operate our sewer plant, have asked HSTA to agree to a First Right of Refusal in the event HSTA decides they want to sell HSSC. OMCS wants to be offered the opportunity to purchase the plant prior to HSTA goes public with the sale.


Adjournment

The meeting was adjourned by John A. at 7:17 p.m.

Respectfully submitted,


Dixie Milliken, Recording Secretary

Approved,


Garry Stanislaw, President