



Hidden Springs Sewer Company Meeting Minutes February 21, 2023

A meeting of the Hidden Springs Sewer Company was held in the Community Barn and via Zoom on February 21, 2023, at 7:00pm. The following Town Council members were in attendance.

Ryan Luke
Dixie Milliken
Bradley Shafer
Garry Stanislaw
Stephanie Wright

Also in attendance was the Town Manager, Lisa Ahrens.

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

Cartwright Ranch and Hidden Springs residents in attendance:

- In-Person – Jennifer Stanislaw, John Ahrens, Jean Smith, David Shotwell, Cornelia Shotwell, Jim Cornwell, Tom Bielawski
- Via Zoom –David Jennings, Laura Petranek, Chris Balt, Juliann Overlie, Sharon Cauchi

Approval of Meeting Minutes from the previous meeting HSSC 1/17/23

Brad S. made a motion to approve the HSSC Meeting Minutes from 1/17/23. Ryan L. seconded the motion. All TC members present unanimously voted to approve the minutes. Motion passed.

Votes Conducted by E-mail

There were no votes conducted by e-mail since the 1/17/23 meeting

HSSC Financial Update and Treasurer's Report

Financial received for month end, December 2022 and January 2023. Reporting on a modified accrual basis as of Q3 2022. The modified account balances for HSSC look normal with one slight abnormality where expenses were a little bit higher in January due to the turn over at AMI that delayed them cutting checks in December. The financials are preliminary until the Treasurer can go back and reclassify those expenses to the appropriate month. The First Bank CD was renewed in February. Keystone hired a new controller and is working on our financials. (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

- The Town Manager met with OMCS, Integrity Inspection Solutions, and Eagle River Development (representing Grossman/Cartwright Ranch) to discuss the agreed upon next steps as follows:
 - All sections noted in the report (on file in the Hidden Springs Town Association office) are to be cleaned and reinspected.
 - Upon receipt of updated reports and video for sections noted as "may be improperly sloped" a follow up meeting/discussion will be scheduled.
 - The two identified unseated joints are to be repaired with a sleeve and pressure tested.
 - Manholes to be repaired by bringing above grade, adding collars and/or changing landscape grade.

- The agreement where OMSC asked for First-Right-of-Refusal on purchasing the sewer plant if HSTA ever chose to sell it is being edited to exclude the sale of the land. This will be sent OMSC for final review.

Mountain Waterworks Master Service Agreement

HSSC was notified that Mountain Waterworks is merging with Merrick. Once the merger is complete, we can continue discussion on the Master Service Agreement.

MANAGER'S REPORT

Town Manager provided a brief overview and update (see the Manager's Report on File in the Town Office for additional subject matters and details):

- WWTF Capital Improvements and Upgrade Project (see drawings in the Hidden Springs Town Association office)
 - HSSC Filter Expansion Coordination – The current WWTF building will need to be expanded to accommodate the new sand filter and allow for space and equipment. The design will be submitted to IDEQ for approval.
 - OMCS will work to identify a buyer for the decommissioned equipment. Income from the sale of the equipment will go to off-set the cost of the project.
 - Status of Sewer Capital Improvements and Upgrades Fee Payments are available in the Managers Report at the Hidden Springs Town Association office.
- HSSC Outbuilding for the Flow and Salt Meter Update
 - Town Council unanimously approved to proceed with Dan Zimmerman, Hillside Architecture for design/build plans for a small outbuilding for the Sewer Company.
 - Hillside Architecture is almost done with the plans and getting ready to apply for the neighborhood meeting. Meeting date TBD.

Unfinished Business / New Business

OMCS agreement was renegotiated to extend the OMCS management of the HSSC to 10 years instead of 5 years. As part of this renegotiation, they removed an automatic increase in fees. This allows HSSC to realize a savings of \$543,000 over 10 years.

Questions and Answers

David Jennings:

Q: Who is Cartwright Ranch? What entity is Cartwright Ranch?

A: Cartwright Ranch Town Association. The developer controls the Cartwright Ranch Town Association currently (Grossman).

Q: It seems like the sloping issue in the inspection report is bigger than the actions being taken to address it. How are we addressing this issue?

A: The one that is the biggest concern is being cleaned and reinspected. Once that is done, it will be measured. We can answer this question better after that work is done.

Q: Who is doing the repairs?

A: That is being done by Brighton Corporation.

Q: Is Brighton incurring the cost for those repairs?

A: Yes. HSSC is not incurring the costs. We cannot speak to what Cartwright Ranch Town Association is doing with that cost as they are the current owners.

Q: So as of right now, Brighton is managing the repairs through contractors and they are incurring the costs at this point?

A: Correct. And Integrity is doing the cleaning and inspections on behalf of Grossman.

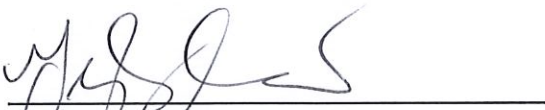
Adjournment

The meeting was adjourned by Garry S. at 7:23 p.m.

Respectfully submitted,


Dixie Milliken, Recording Secretary

Approved,


Garry Stanislaw, President