



## Hidden Springs Sewer Company Meeting Minutes July 23, 2024

A public meeting of the Hidden Springs Sewer Company (HSSC) was held in the Hidden Springs Clubhouse on July 23, 2024, at 6:30 pm for residents of Hidden Springs and Cartwright Ranch. The following Hidden Springs Town Council (TC) members were in attendance:

- Andy Elliot, Vice President
- Melissa Christian, Treasurer
- Renae Zimmer, Recording Secretary

Also, in attendance was:

- Lisa Ahrens, Hidden Springs Town Association (HSTA) Town Manager

Hidden Springs residents in attendance were:

|                             |                           |                   |
|-----------------------------|---------------------------|-------------------|
| Garry & Jennifer Stanislaw  | Timothy & Heidi Wagner    | Paul Powell       |
| Susan Murray                | Paul & Cindy Barney       | Chris Balt        |
| Sharon Cauchi               | Cornelia & David Shotwell | Patty Broglia     |
| Denise & Steve Sneed        | Ken Prochazka             | Carolyn Rosti     |
| Cyndi Elliot                | Joe Getzendanner          | Jamie Matzdorff   |
| Ken Winer                   | Eric & Kristi Patterson   | Susan Porter      |
| Tom Woodall                 | Pamela Patchin            | Teresa Day        |
| Arturo & Judi Fraga         | Joan Peterson             | Corky Myers       |
| Connie Smith                | Chuck & Linda Goolden     | Ryan Luke         |
| Mark Dale                   | Carol & Hal Bayley        | Paul Frantellizzi |
| Michael Murray              | Patrick Teems             | Chuck Vertrees    |
| David Murray                | Noah Fleisher             | Kate Nelson       |
| Greg & Paige Ugrin          | Mark Peterson             | Brad Shaffer      |
| Virginia & Michael Agostini | Amy & Scott McCormack     | Andy Corean       |

Cartwright Ranch Town Council/Resident in attendance was:

- No one was in attendance from Cartwright Ranch

Attending via Zoom was:

|                  |                 |                     |
|------------------|-----------------|---------------------|
| Jennifer Boyd    | Leah Cleghorn   | Kenneth Vaccarezza  |
| Julianne Overlie | Maggie Scott    | Christina Freston   |
| Peggy Etheridge  | Jeff Dodds      | John Hughes         |
| Tonya Dale       | Kristin Brooks  | Elizabeth Palmateer |
| Julie Eyler      | Erin McLaughlin | Elizabeth Shook     |
| Heather Scott    | Ioana Szentanai | Shari Rausch        |
| Jared Schmidt    | Joeli Streeter  | Ingrid Sliger       |
| Eva Hoopes       | Shannon Thomas  | Susan Elcox         |

Angela D'Ambrosio  
Su Stearns  
Steve Williams  
Dan Hume  
Matt Krebs

Stephanie Keith  
Kristy Brown  
Dixie Milliken  
Heidi Patterson  
Bob Koeberlein

Jason Newell  
Kim Lyons  
Karen Hayes  
Cara Stanislaw

The meeting was called to order at 6:30 pm.

Discussion held before official business is noted at the end of the HSTA Meeting Minutes versus interspersed in the Meeting Minute document.

### **Approval of Meeting Minutes**

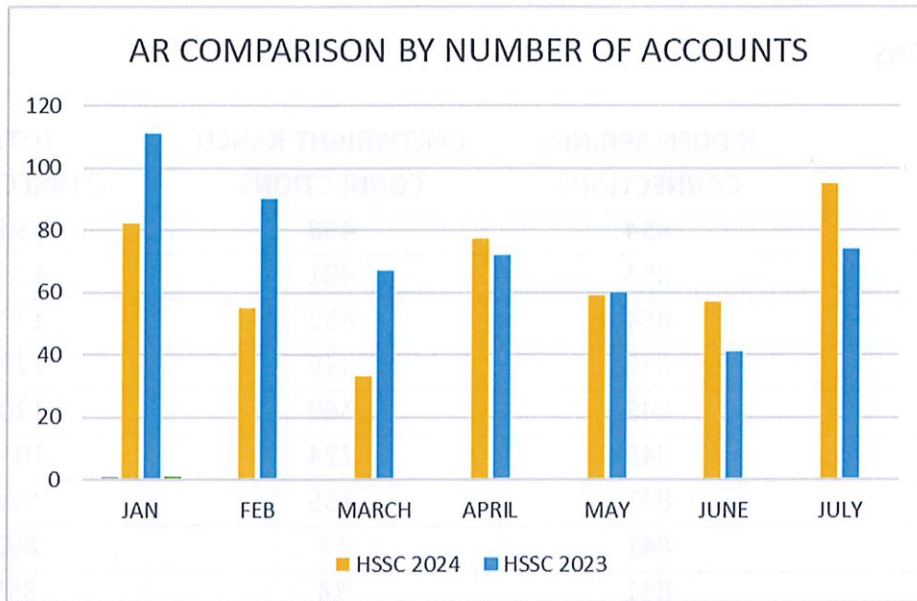
- HSSC TC (April) Meeting Minutes 6/20/24
- Renae Z made a motion to approve the HSSC Meeting Minutes from 6/20/24. Melissa C seconded the motion. All TC members present unanimously voted to approve the minutes.

### **Votes conducted by email since last TCM**

- 7/9/24 – A quorum of Town Council members approved moving \$525,000 from the Sewer Company's First Citizens Bank Reserve Account to Raymond James for a better return on the investment. Prior to making the decision, the Town Council considered both the checking and reserve account balances, Q3 and Q4 income, and budgeted and anticipated Sewer Company expenses for the remainder of the year.

### **Financial Update and Treasurers Report**

- HSSC Revenue, Expenses and Net Revenue Status YTD. (See Managers Financial Update)
  - Income YTD is \$305,398 lower than plan.
  - Capital Improvement and Upgrades Fees
    - 484 Cartwright Owners were charged \$350 = \$169,400
    - 855 Hidden Springs Owners were charged \$350 = \$299,250
  - Operational expenses are \$23,050 higher than forecast.
  - YTD expense categories we are watching:
    - Professional Services (Legal fees due to multiple contract reviews)
    - Utilities (Increased rates and demand on the facilities due to processing more sewage)
    - Chemicals (Processing more sewage)
    - Repairs & Maintenance
    - Analytical (Lab fees for soil sampling testing)
  - Net revenue YTD is \$324,324 lower than forecast
- HSSC CRTA Delinquent Accounts as of 7/17/24 total \$34,528 (95 accounts) compared to 27,348.08 (57 accounts) last month and compared to \$20,057 (74 Accounts) July 2023.
- \$22,019 saved YTD with Hidden Springs Town Association staff managing and facilitating vendor payments for the Sewer Company instead of OMCS.
  - \$100,716.68 was saved in 2023 which equates to a savings of \$75.24 per connection.
- Treasurer's Report



**Cartwright Ranch Sewer Line Infrastructure**

**HSSC Legal Review / Sharing Agreement / Conveyance / Easement of Cartwright Ranch Sewer Lines**

- Further discussion has stalled until plat issues between the developer and CRTA are resolved in order to for the Sewer Company to have correct legal descriptions in the documents.

**MANAGER’S REPORT**

**WWTF Update**

- **2023 Annual Report** – Merrick completed the Annual Report and submitted the report to IDEQ.
- **2022 Annual Report** - Still no news on the 2022 Annual Report. IDEQ is backed up and is focusing on facilities with compliance issues. OMCS feels that no news is good news in this case
- **Barge Pump #3** – In the shop getting seals and bearings replaced.
- **Soil Sampling** – Next soil sampling for this year is in October
- **Irrigation Water**
  - Weekly Irrigation water meetings resumed 3/28. Using water as weather permits and to avoid over saturation given rainfall
  - 3.65 million extra gallons to process and apply due to infiltration. This is equal to 10,000 more gallons a day or 100 extra homes on the system

**WWTF Capital Improvements and Upgrade Projects**

- Project is 99% complete. Working through the last of the punch list items
- An estimated \$35,232 in expenses remain on the project. \$10,000 of this is contingency which if it is not spent will increase the projected reserve contribution balance for the end of the year.
- As of 7/18/24 unpaid Capital Improvement and Upgrade Fee Totals

| HSTA (847)  | Funds due to Reserves | CRTA (472)  | Funds due to Reserves |
|-------------|-----------------------|-------------|-----------------------|
| 22 Accounts | \$9,154.34            | 32 Accounts | \$12,070.43           |

|  |  |              |                       |
|--|--|--------------|-----------------------|
|  |  | CRTA Pending | Funds due to Reserves |
|  |  | 99 Accounts  | \$151,470             |

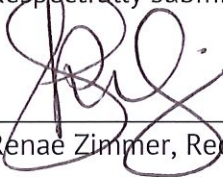
**HSSC CONNECTIONS**

| YEAR | HIDDEN SPRINGS CONNECTIONS | CARTWRIGHT RANCH CONNECTIONS | TOTAL CONNECTIONS |
|------|----------------------------|------------------------------|-------------------|
| 2024 | 854                        | 498                          | 1346              |
| 2023 | 854                        | 481                          | 1335              |
| 2022 | 854                        | 452                          | 1306              |
| 2021 | 849                        | 445                          | 1294              |
| 2020 | 848                        | 360                          | 1208              |
| 2019 | 845                        | 224                          | 1069              |
| 2018 | 843                        | 135                          | 978               |
| 2017 | 841                        | 57                           | 898               |
| 2016 | 841                        | 14                           | 855               |

- 472 homes occupied and contributing to HSSC daily influent (count as of 7/18/2024)
- 571 CRTA Build Out / 73 more connections
- Per the sharing agreement, HSTA has 900 allowed connections and CRTA has 620 for a total of 1520 connections to the system. Based on current proposed CRTA Build Out, the total number of connections on the system will be 1425.

Meeting adjourned at 7:05 pm.

Respectfully submitted,



Renae Zimmer, Recording Secretary

Approved,

 **Andy Elliot** 09/18/24

Andy Elliot, Vice President