



Hidden Springs Sewer Company Meeting Minutes

June 20, 2024

A public meeting of the Hidden Springs Sewer Company (HSSC) was held in the Hidden Springs Clubhouse on June 20, 2024, at 6:30 pm for residents of Hidden Springs and Cartwright Ranch. The following Hidden Springs Town Council (TC) members were in attendance:

- Peter Risse, President
- Andy Elliot, Vice President
- Melissa Christian, Treasurer
- Renae Zimmer, Recording Secretary
- Ann Goodwin, Director at large

Also, in attendance was:

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

Hidden Springs residents in attendance were:

- | | |
|-----------------------------|------------------------------------|
| • Virginia & Mike Agostini | • Amy McCormack |
| • Michael & Eileen Costa | • John Crigler |
| • Kelly Larson | • Mark & Tony Dale |
| • David & Cornelia Shotwell | • Share Maack |
| • Eric Roman | • Ty Waterman |
| • David Blanchet | • Paige Cline |
| • Katie Lattin | • Brad Shaffer |
| • Daniel & Lindsey Elrich | • Jim Elrick |
| • Rob Leeper | • Sharon Cauchi |
| • Jim Cornwell | • Garry & Jennifer Stanislaw |
| • Meg Whittle | • Sarah Ford |
| • Paul & Cindy Barney | • Laura & Eddy Petranek |
| • John Ahrens | • Tim Wagner |
| • Pamela Clark | • Melody Kuhre |
| • Paul Frantellizzi | • Troy Norris |
| • Brian & Sarah Stuhr | • Lauren Zittle |
| • Pam Peters | • Andy Corean |
| • Eric Schulman | • Douglas & Pam Patchin |
| • Dave Irving | • Arturo & Judi Fraga |
| • Nikki Allemmand | • Sheri & Stef Purdy |
| • Pam Keefe | • Paige & Greg Ugrin |
| • Linda Beasley | • Ken Winer |
| • Wendy & Eric St. Michell | • Jamie Matzdorff & Janice Gillett |
| • Paul & Susan Powell | • Noah Fleisher |
| • Susan Elcox | • Kate Nelson |
| • Ryan & Christi Luke | |

Cartwright Ranch Town Council/Resident in attendance was:

- Sherry Carver
- Pam Highwart

Attending via Zoom was:

- Julie Overlie
- Peter Brockett
- Linda Corcoran
- Andy Pulaski
- Carolyn Rosti
- Blake Ritchie
- Chris Balt
- Danny Turner

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

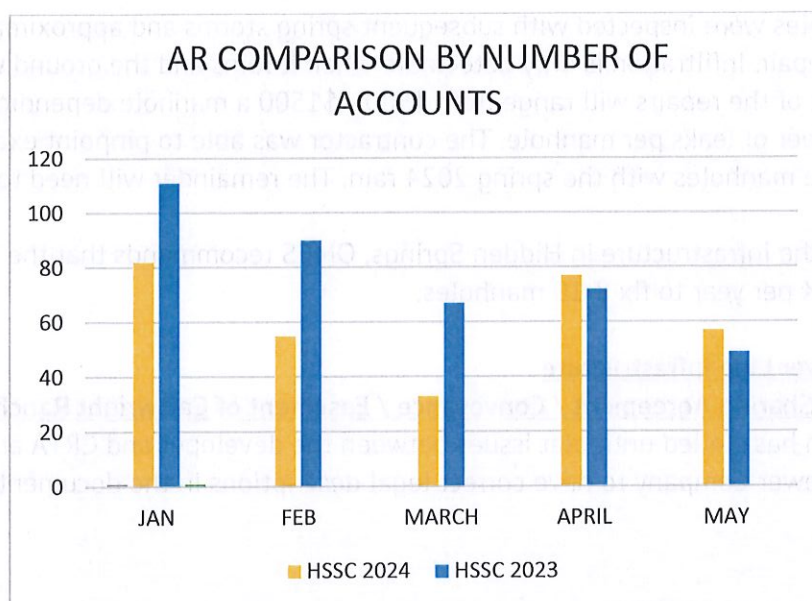
- HSSC TC Meeting Minutes 4/30/24
- Melissa C made a motion to approve the HSSC Meeting Minutes from 4/30/24. Ann G. seconded the motion. All TC members unanimously voted to approve the minutes. Motion passed.

Votes conducted by email since last TCM

- 6/5/24 - A quorum of Town Council members approved immediate repairs to four of the sewer manholes with i/i by Integrity for the proposal amount of \$5,100. HSSC is recording a lot of i/i = excess water that flows into sanitary sewer pipes from groundwater and stormwater. Infiltration refers to groundwater that infiltrates or leaks into pipes and inflow refers to storm or surface water that enters pipes from sources other than infiltration. OMCS and Master Rooter identified locations in Hidden Springs, Parsons and Park Trail manhole has significant root infiltration and i/i, as well as intersection of Miners Farm Dr. and Miners Farm Court. Infiltration is detectable when it rains and the ground water is high. Integrity was able to pinpoint exact repairs needed in 4 of 12 manholes during spring storms. The remainder will need to be repaired next year. Given the age of the infrastructure in Hidden Springs, OMCS recommends the Sewer Company allocate \$10-\$12K per year to fix 8-10 manholes.

Financial Update and Treasurers Report

- HSSC Revenue, Expenses and Net Revenue Status YTD. (See Managers Financial Update)
- HSSC CRTA Delinquent Accounts as of 4/24/2024 total \$39,268.36 (77 accounts) compared to \$8,545 (33 accounts) last month and compared to \$22,977 (72) Accounts) April 2023.
- Nine delinquent accounts with balances over \$600 sent to CRTA/Advanced Community Services for collection.
- \$18,271 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.



- See the Treasurer's Report, prepared May 30, 2024 by Melissa C.

Merrick Master Service Agreement

- 4/19/24 - Town Council unanimously approved the Merrick Master Service Agreement by email vote. 90% of the changes the Sewer Company requested were made and additional language was added for clarification to the remaining 10%. Abbey Germaine reviewed the document prior to Town Council's final look and approval. This agreement will cover future tasks requiring an engineer's service and/or stamp.
- Per Town Council discussion, the Peter Risse and Andy Elliot reviewed the Service Agreement.
- With no further discussion, comment or concern, Peter Risse signed the Agreement previously approved.

Hidden Springs and Cartwright Ranch Sewer Line Repairs

- HSSC recorded a lot of i/i = excess water that flows into sanitary sewer pipes from groundwater and stormwater. Infiltration refers to groundwater that infiltrates or leaks into pipes and inflow refers to storm or surface water that enters pipes from sources other than infiltration.
- OMCS and Master Rooter identified manhole locations in Hidden Springs, Parsons and Park Trail that had significant root infiltration and i/i. Other manholes with identified i/i were at the intersection of Miners Farm Dr. and Miners Farm Court. Master Excavation repaired the manhole behind Parsons (\$5,604). Both OMCS and Master Rooter recommended the Association remove the large tree at Parsons and Park Trail.



- Additional manholes were inspected with subsequent spring storms and approximately 12 more manholes need repair. Infiltration is only detectable when it rains and the ground water is high. Current cost of the repairs will range from \$500 - \$1500 a manhole depending on location, severity and number of leaks per manhole. The contractor was able to pinpoint exact repairs needed in 4 of the manholes with the spring 2024 rain. The remainder will need to be repaired spring 2025.
- Given the age of the infrastructure in Hidden Springs, OMCS recommends that the Sewer Company allocate \$10-\$12K per year to fix 8-10 manholes.

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 / Jay Irby

- **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** – Rotated
- **Seepage Testing** – Testing complete with observed seepage rates well below the allowable level. Report submitted to IDEQ.
- **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.

WWTF Capital Improvements and Upgrade Projects

- The SCADA system has had some issues that OMCs has been working through.
- Irminger will be out to repair a valve that hasn't been working right.
- All accounts on line were assessed the 2nd Capital Improvement and Upgrades fee of \$350; the fee was due 4/1/24 and delinquent if not received by 4/10/24.
- An estimated \$42,668 in expenses remain on the project. \$15,000 of this is contingency which if it is not spent will increase the projected reserve contribution balance for the end of the year.

HSSC CONNECTIONS

YEAR	HIDDEN SPRINGS CONNECTIONS	CARTWRIGHT RANCH CONNECTIONS	TOTAL CONNECTIONS
2024	854	496	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

- 469 homes occupied and contributing to HSSC daily influent (count as of 6/15/2024)


- 571 CRTA Build Out / 75 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.

Old business/New business/ Q & A

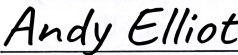
See consolidated Q&A in HSTA June 2024 minutes.

Meeting adjourned at 7:30 pm.

Respectfully submitted,

 09/18/24
Renae Zimmer, Recording Secretary

Approved,

 09/18/24
Andy Elliot, President

Old business/New business/ Q & A

- Years ago, there were irrigation/sprinkler lines in common spaces in Rolling Hills. Are you familiar with that? Were there reuse water lines or irrigation water in Rolling Hills at any point in time? (Peter Risse)
 - A lift station was never installed to pump re-use water to Rolling Hills, it is not likely. There is a booster pump on Long Meadow for Phase 6. Phase 8 is currently watered with Veolia Water. (Lisa Ahrens)
- Some of you may have seen my flyers around. I live right across from the tree to be removed. This is one of the most iconic trees in our neighborhood. It's one of those willows that's like a Jurassic Park tree. It's so majestic and wonderful. It's one of the few remaining founding trees that we have here. The Board and Sewer company needed to address some issues related to the sewer line. I'm going to give you my two second understandings, which is limited. Though I am an environmental professional, I have limited understanding of water, water quality and ground issue. The tree roots pushed up part of the sewer line. Part of the concrete was replaced on top as well as the concrete manhole cover. It seemed to me, from my perspective as an environmental professional, that there were a few stakeholders left out of the decision making. Today I consulted with a certified arborist who came to the site. I have a letter here to support my position and what he had to say. Basically, long story short, he does not feel that the tree will be encroaching on this particular sewer line anytime in the next five to ten years. And also said that the tree is in fair health. That tree means everything to me. I ask for a stay of execution for the tree. If you want to discuss this further with me, I would love to. And perhaps September might be a better time. The tree is causing no damage to anything right now. It continues to be there to support the habitat and the founding principles for our community. (Share Maack)
 - I think we might have a little bit more information about the tree encroachment on the sewer line. (Peter Risse)
 - My understanding with trees in our field, anytime they find a nutrient rich source of water, they tend to come right back to it. It's like a cat that gets food and you go take it out in the woods. That cat ends up back on your doorstep a couple days later. So that tree could maybe five years, maybe two years. But our big issue with it is it's allowing i/i in through that manhole. Before it was fixed, it was about 30 gallons a minute into the system. Over the course of the high groundwater season, that turns into, at the low end, 6.5 million and at the high end, 9.1 million gallons of storage. This eats into the overall storage capacity for the system. If we can't store your guys flushables, you can't flush your toilets. That's our big concern. On top of that, if water is getting in, there's the potential for water to get out. And I know you've discussed some stuff with Valerie that becomes a major issue because that starts tanking groundwater and can cause public health issues. And there can be fines levied until that is repaired. With aquifer damage, DEQ has the right to levy \$36,000 a day fines until that is all remediated. On top of those issues, the additional water that's coming in dilutes our carbon sources, which reduces our treatment effects. There are increased costs in treating all of that water, producing usable water to go out, and in application of that extra water. (Jay Irby, OMCS)
- The roots are gone and there's a very clean manhole cover surrounded by concrete. According to the expert that I consulted, unless your concrete is faulty, those roots are not going to be getting in. He feels very confident that for the next five to ten years, that issue will not arise. I also spoke to DEQ today. Valerie, Senior Water Quality Engineer. They have no issues at this point. For you to tell me that this is going to be an issue I think is just not the reality. (Share Maack)

- I didn't say it's going to be an issue. It has the potential to be, and it could be very costly issues if it does decide to come back (Jay Irby, OMCS)
- Are we having problems with the health of that tree as well? Don't we have branches falling off of that tree? (Garry Stanislaw)
 - The Association had two tree companies come out and take a look at the tree. Both commented that there were dead sections of the tree and there was some concern with the direction some of the large trunks/branches were leaning (Lisa Ahrens)
 - Another homeowner in close proximity shared that the tree is behind her house and the tree trimmer removed some of the heavy dead branches posing a concern. She also expressed concern for the wildlife in the surrounding area and the tree and asked that the situation be monitored vs. the tree removed. Residents requested that this discussion continue at another meeting, possibly in September or October.
- How far back were the roots cut when the manhole was repaired? (Resident)
 - Equipment bucket width. So Max, like 3ft.
- Were they cut under arborist supervision or were they just kind of ripped and torn out of there to get the manhole repaired? Are there best practices followed when the Association works on the infrastructure? (Resident)
 - No, the repair to the manhole and removal of roots infiltrating the sewer were not cut under an arborist's supervision. No, root intrusion guards were not part of the Master Rooters bid to repair and would have added additional cost(s). (Lisa Ahrens)
- Could guards be put up to protect the tree? (Resident)
- The work was already done and repaired. Root intrusion guards were not installed.
- The discussion of influent is important to the Association. The recent expansion increased process capacity but without digging another very expensive lagoon, we cannot add/fix the storage capacity. If we can't store it, to Jay's point, there's no flushing toilets. (John Ahrens)
- Keep in mind when you're talking through this, as we add the final phases of Cartwright Ranch, our capacity for storage gets smaller, and our ability to store that gets harder and harder. Any amount of water we can get out of the system and prevent from coming back in, helps us to protect the most precious infrastructure the community has. (Jay Irby, OMCS)
- Could the tree be moved, yes, or no? (Resident)
- I don't know what the Association's budget is, but you can drive a sheet pile in there in between the tree and the manhole. (Mark Woodall)
- I would like to request that when the discussion continues about the tree, that there's a budget limit set. This is affecting maybe one street or home. It was acknowledged that everyone loves trees but if we're spending hundreds of thousands of dollars on one tree, the community needs to be involved in making that decision. How much money are we going to spend saving one tree? A budget should be set and if we hit it, we're done. (Wendy St. Michell)
 - Do we have a ball-bark of how much we have spent on this repair? (Renae Zimmer)
 - \$5,604 to remove the root intrusion, excavate and repair the manhole. (Lisa Ahrens)
 - And we had two arborists that both said the tree isn't doing well (Renae Zimmer)
- Maybe digging up a little bit of history would be helpful. What I would like to know is why is the manhole and the sewer line is there? As we prepare for this meeting, put the data together to investigate why the position of that manhole was exactly where it was placed. Because we know if you walk down that access road and you see the tree, the manhole cover is down toward where the drainage is. It's already underwater level. When water rises in the wetlands area and it's flooding, you're probably getting a lot of water through that system. If the sewer line had been up in the park area, I don't think you'd have the same problems. (Georgina Brown)
 - I can tell you why the manhole was placed. A manhole has to be a straight shot. When you come to a place where you're going to bend, you have to install a manhole, and that's where it bent and comes into the Open Space between homes. That was the straightest

shot for it to come into and connect to the Hidden Springs Sewer system. And when Cartwright's engineering service came out and did that, to put their trunk line in to attach to the hidden spring sewer company, that was the best for that manhole. (Jay Irby, OMCS)

- I will pull the easement agreement. Even though it was constructed in 2015 the easement predates the install and is likely around 2007. (Lisa Ahrens)
- We've been there since 2004. And, yes, there's always been open space beside us. There's always been the tree there. I would love to understand why the engineering team decided to put the manhole right next to, one, the springtime runoff from our wetlands area, which we all love as well. And two, placed it right next to a hazard? I just want the facts as to why these folks decided to do what they did. And now we're bearing brunt. (Georgina Brown)
 - It was not the choice of anyone in this room. It was between the two developers. (Lisa Ahrens)
- It's a design issue, speaks to the importance to this community, both proper design at a macro level, and not just having pure engineer solutions, but design thinking included collaboratively. (Brian Stuhr)
- What's the life expectancy of the tree, naturally? I mean, are we going to put thousands of dollars into saving a tree that doesn't have that many years left? (Jennifer Stanislaw)
 - We will have to do additional research with arborist before answering. (Lisa Ahrens)
- Should we make the decision to plant more trees in the area? (John Crigler)
 - The Association is concerned with planting more trees in the area which will impact the sewer line/manholes. (Lisa Ahrens)
 - The Association could plant more trees and install a sheet wall for \$10,000 or less (Eric Schulman)
- What is the cap for the number of connections from Cartwright Ranch that can be added to our sewer system? (Resident)
 - 620 is the total number of connections noted in the agreement. (Lisa Ahrens)
- Is there a way to force Cartwright Ranch's hand and make them take some of the reuse water? Is that really our burden to continue carrying? (Jamie Matzdorff)
 - Cartwright Ranch can't take any of the water right now is because they don't necessarily, have the irrigation infrastructure in place. With regard to the sewer infrastructure, there's still a question as to who owns the infrastructure of their sewer lines. Hidden Springs Town Association can't wait for that legal battle. We have to identify, install infrastructure and disperse reuse water in other areas starting spring 2025 and that is why we are considering the area behind 14th. (Renae Zimmer)
 - The sewer company is probably the most consequential piece that we own. I just want to make sure that the people in this room understand Cartwright Ranch will never own the infrastructure over there. (Garry Stanislaw)
 - They want us to. (Renae Zimmer)
 - Right, but you were just telling us that they can't take water because they don't own the sewer infrastructure. They're never going to own the sewer infrastructure. (Garry Stanislaw)
 - They are not. But we cannot place water and then provide the connections. (Renae Zimmer)
 - Right. We don't have the rights to do that yet because we don't own the infrastructure. (Garry Stanislaw)
 - Correct. And that is a whole other issue of whether or not we even want to assume responsibility for that. (Renae Zimmer)
- Can one of the town council members tell us in the room why a special assessment was needed? What the special assessment was going to be, what we got it down to, how we did that? What led us to the need for that special assessment? (Garry Stanislaw)

- We have already discussed that, why are you putting them on the spot? (Jamie Matzdorff)
Based on the amazing video that the former Town Council, we didn't have enough money in reserves to do the types of capital improvements that we needed to do. The assessment decided to be divided into two steps. The dollars required for the improvements and to build reserves. The second payment was lower than expected because thankfully we didn't need as much as originally projected. (Melissa Christian)
 - I encourage all five of you to watch the video. Town Council and meeting attendees to watch the video from the April 2022 meeting to understand the history and issues going forward. (Garry Stanislaw)
 - I have read through all the documentation multiple times. While they may not be able to speak as eloquently on the subject as those former Town Council members who were directly involved, I understand the basics of it and why the assessments were necessary. I understand the agreement that was made between Grossman and Frank Martin and how that money had to be paid back by through connection fees. I understand all of that. (Renae Zimmer)
 - If we have more questions, we will reach out to former Town Council who has the experience on the subject. (Ann Goodwin)
 - I have tried folks. We can talk about that later, I've tried. (Garry Stanislaw)
 - I would like to add that Hidden Springs invited the Cartwright Ranch Town Association to a presentation by OMCS and watched the video. Several of us attended tours. So, we are all trying, even on our end. (Sherry Carver)
- And I'm going to add as Treasurer, something you didn't ask and I was hinting at it. One of the reasons why our ability to maximize the investments whenever possible, which nothing to do with town council, just the rates for the rates. The reason you want to maximize that is that money funds those reserves, right? So if the reserves, we have to get a 70% target at, as I call that the tote board, if we can get to that through reserves or get closer to reserves, what we don't want to have to do, if at all possible, is have another special assessment. That's why those investments are so important. It's important that we maximize every dollar we have sitting in any account, anywhere, like you all do. I'm sure right now, I don't know about you, but I'm grabbing 5%. CD's doing what I can. Because you make your money and this entity has a chance for the first time in many, many years to make really good money on the money we have sitting in. That's the reason why I push that so much. I don't want a special assessment. I don't want a second special assessment. I'm not taking anybody else. Things break. Gotta have money in the bank. It is important to maximize Sewer Company's investments. The return on investment over the last ten years was lower than what we expect to see going forward. The goal is to maintain a 70% funded threshold and grow reserves to avoid the need for special assessments. That's why the Sewer Company's investments are so important. It's important that we maximize every dollar we have sitting in any account, anywhere. The Sewer Company has a chance for the first time in many, many years to make really good money on investments. Things break and there needs to be money in the bank for those repairs. (Melissa Christian)
- Back to the wastewater and Cartwright situation, if they don't own the infrastructure, to be able to take some of the wastewater they're putting in, but we're buying new sprinkler wheels and things, can we just call that use the wastewater? If they can't take the water. They at least help pay for the distributed water.
 - The way the Hidden Springs CCRs are written, the Association is responsible for applying the water and the expense of applying that water. (Lisa Ahrens)
- The North Star Reserves Reserve fund analysis that we did, one of the other things that I think give us all peace that you may not be aware of is the replacement parts and kind of things that are on the back shelf. Jay can you speak to that so people are aware? (Renae Zimmer)

- This community and the Town Association has been really good about ensuring that there are spare parts on the shelf. We've got a spare influent pump for when one goes down. We can swap it out, get the other one out to the shop and bring it back after it's repaired and then it becomes our spare. We've got spare motors up at the facility. Everything you can think of. There are other communities that we facilitate operations for and when they go down and its panic mode. I don't have to panic. I know I've got the means to get your water conveyed to the facility and get it to a safer place so that it doesn't cause an issue in town. And it certainly won't cause an issue in our facility because the Councils and the Town Association have done a great job of giving us that kind of redundancy and security. (Jay Irby, OMCS)
- The maximum amount of sewer connections for Cartwright Ranch is 620. The Association shared they are already up to 500. The question is, since we're at our limits now with our sewer system, why don't we just put all the newer housing that's going to come up on hold until it's fixed or they have another way of using it, because otherwise we're going to have more problems. (Resident)
 - Currently 496 sewer permits have been issued to Cartwright Ranch. Hidden Springs Sewer Company is contractually obligated to provide 620 connections. (Lisa Ahrens)
- There's no financial incentive for Cartwright Ranch ever to contribute. What's the motivation? Unless you have a way of charging for the use of the greywater and we get credit back because we're dispersing the greywater and they're not. Our bills should be lower because we get a credit. There is a cost to distributing that gray water. There's a cost associated with pumping it back out, and we're carrying that bill. (Dave Irving)
 - Based on the current governing documents, once the water leaves the facility, it is Hidden Springs Town Association's water to disperse. (Renae Zimmer)
- Can the Agreement(s) be rewritten? (Dave Irving)
 - The Sewer Company hired a lawyer and spent the better part of a year to try and identify a solution. The Town Council agreed not to pursue to avoid putting, the HSTA and Sewer company at risk of significant legal expense(s). The documents were prepared and entered into between Developers. Residents should also recognize that there is a financial and aesthetic benefit. The Association is able to water a number of areas, keeping them green, that would otherwise be brown. Given what the Association got handed, the Association is making the best of it. Also, this is not the fault of the Cartwright Ranch Town Association or its members. It's not their fault at all. This is a purely developer deal. Cartwright Ranch Town association leadership or anybody that lives in Cartwright Ranch. (John Ahrens)
 - Town Council should reevaluate a water processing fee for Cartwright Ranch. (Ryan Luke)
- The other thing that was done is in regards to the salt. So since Cartwright Ranch has joined, if I am not mistaken, there's been a significant amount or more salt entering the system. Jay can you speak to that? (Renae Zimmer)
 - I can't speak to that data. Yeah, I can't speak to that data yet. We don't have anything. (Jay Irby, OMCS)
 - But we have installed meters to try to determine that. (Renae Zimmer)
- When did you take over management of the Sewer Company? Or when did OMCS? (Eric Schulman)
 - We took over OMCS in 2020. (Jay Irby, OMCS)
- I would like to compliment you on the work you did cleaning out the effluent pond last year as a big job that went all. I'd like to compliment you on the non-leakage that's happening. So just want to make sure we recognize some of the things you're getting right in this meeting. My follow up question is, is there any transparency in your company for individuals here to have an idea of what your LLC is comprised of, who's in it, how much money you make for things like that? (Eric Schulman)
 - You are welcome to visit <https://www.omcsidaho.com/> to read all about the company.
 - I read about them as a company. What I'm asking is if I can look at their books and corporate structure. (Eric Schulman)

- We are a separate private corporation and not part of the Association and decline to share our books and corporate structure. (Jay Irby)
- Is there anyone in Hidden Springs who is part of OMCS? (Eric Schulman)
- Yes, Ty Waterman and he is here tonight. (Jay Irby)
- Are there published investment policy/policies that you follow that we can all read, and see? You spoke about the investments earlier. Are there guidelines? (Mark Woodall)
 - Well, we have a contracted service with Raymond James and their representative, Dan McQuesten. The prior Town Council, based on the documentation we have to show you, was that the Town Council, at a certain point several years ago, made sure that the investments were conservative. I'm not going to speak for anybody else, but I certainly do agree high risk investments should not be done. So, what I was told by them is that the Town Council directed him to keep investments low risk. So that means CD's. And while we certainly have made money over the course of ten years, it was well under 2%. That's not Dan's fault. That's not Raymond James fault. That's just what the market is. Which is why we are not investing in anything high risk or sketchy. But the CD rates are what they are looking so we are trying to maximize that. But as far as the policy goes, I have not been shown a written policy, but I've been told is what the tradition is, which is low risk. Did that answer your question? (Melissa Christian)
 - Somewhat. But ultimately, no. And we can't quantify or design sketchy, and we probably should. (Mark Woodall)
 - Well, I could Raymond James to put forth something in writing. Would that make the community feel more comfortable? I'm not making decisions. Would that help? (Melissa Christian)
 - Just wanted to point out one of the board's major responsibilities as fiduciary. To go without an investment policy that's written to protect you, I think that's pretty scary. I would put that on my agenda for something in the next few months where you guys develop a written investment policy that you can refer to. (Resident)
 - That's a great suggestion. I will reach out to Dan McQuesten, Raymond James and discuss an investment policy. (Melissa Christian)
 - There was a financial committee that put together an investment policy a number of years ago. It could be updated and re-shared with the community. (Lisa Ahrens)

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that proper record-keeping is essential for transparency and accountability, particularly in financial matters. The text suggests that organizations should implement robust systems to track and document every aspect of their operations, from procurement to sales.

2. The second part of the document addresses the challenges associated with data management and security. It highlights the need for organizations to protect their sensitive information from unauthorized access and breaches. The text recommends the use of secure storage solutions and the implementation of strict access controls to ensure that data remains confidential and intact.

3. The third part of the document focuses on the importance of regular audits and reviews. It states that periodic audits are necessary to identify any discrepancies or irregularities in the records. The text suggests that organizations should conduct both internal and external audits to ensure that their records are accurate and compliant with relevant regulations.

4. The fourth part of the document discusses the role of technology in improving record-keeping and data management. It mentions that the use of digital tools and software can significantly enhance the efficiency and accuracy of record-keeping processes. The text encourages organizations to invest in modern technology solutions to streamline their operations and reduce the risk of human error.

5. The fifth part of the document concludes by emphasizing the overall importance of maintaining high standards of record-keeping and data management. It reiterates that these practices are fundamental to the success and integrity of any organization. The text encourages organizations to continuously monitor and improve their record-keeping processes to stay ahead of the competition and ensure long-term sustainability.