



Annual Hidden Springs Sewer Company Meeting Minutes December 9, 2025

The annual members meeting of the Hidden Springs Sewer Company was held on December 9, 2025 at the Community Barn. The following Town Council members were in attendance.

Kahle Becker
Paul Powell
Douglas Patchin
Garry Stanislaw
Chris Zoephel - absent

Also in attendance were the Town Manager Pam Peters, Operations Manager Chuck Vertrees and Office Coordinator Denise Delaney

There were 28 Hidden Springs households and 1 Cartwright Ranch household in attendance.

The meeting was called to order at 6:30p.m.

Proof of notice was mailed to members on 11/25/2025

Because quorum of customers was not met for this annual meeting, no business will be conducted and the meeting will be informational only. That information is available in the town office to anyone wanting to see it.

2025 in Review

- Management of HSSC as a non-profit for the benefit of all customers
- Inspection and repair of HS Sewer Infrastructure as needed
- Inspection and repair of CR Sewer Infrastructure as needed and prior to conveyance
- Easement and Conveyance Agreements between HS and CR complete
- Completed annual IDEQ inspection in November of 2025
- Additional Water Reclamation Reuse Application Facilities constructed
 - Approved by IDEQ for use in 2026

Looking Ahead to 2026

- Continued management of HSSC as a non-profit for the benefit of all customers
- Inspection and repair of HS Sewer Infrastructure as needed
- Inspection and repair of CR Sewer Infrastructure as needed
- Continue to educate community on the importance of a healthy sewer system

2025 Financials in Review

- Monthly review of HSSC financial reports, income vs. expenses and account balances
- 2025 and 2026 Reserve Financial Review with Northstar Reserves

- Operating Checking and Cash Reserves transferred from Citizens Bank to Pacific Premier Bank with Association Management Inc.'s transition to Keystone.
- Reserve fund earnings in 2025 reinvested to Raymond James accounts
- Managers do not have check signing authority / only the Town Council

2025 Summary Income Statement

	Forecast	Budget	Variance
Income	\$ 1,065,041	\$ 1,020,380	\$ 44,661
Expenses			
Utilities	\$ 90,909	\$ 128,000	\$ 37,091
Contracts, Maintenance & Repairs	\$ 419,611	\$ 531,000	\$ 111,389
Administration	\$ 56,854	\$ 53,800	\$ (3,054)
Reserve Funding	\$ 469,916	\$ 307,580	\$ (162,336)
Total Expenses	\$ 1,037,290	\$ 1,020,380	\$ (16,910)
Net Income	\$ 27,751	\$ -	\$ 27,751

Sewer Company Year End Highlights

- Income \$44,661 higher than budgeted and operating expenses before reserve funding \$145,426 lower than budgeted
- \$27,751 additional contribution to reserves
- No sewer assessment increase
- Reserve status improved from “inadequately funded” to “adequately funded”
- Additional reserve contributions will maintain adequate funding and stabilize reserve increases over the next 10 years

Garry Stanislaw, President, read the following statement:

We strive to maintain a financially strong, efficiently managed, and forward-thinking sewer system that serves all customers with reliability and transparency. Through disciplined budgeting, demonstrated by higher-than-expected income, lower operating expenses, and increased contributions to reserves, we are committed to sustaining an adequately funded system and stabilizing future reserve needs. Our vision includes proactive inspection and repair of HS and CR sewer infrastructure, continued education of the community on the importance of a healthy sewer system, and strengthened project management supported by our new Operations Manager. This work is made possible through the dedication of staff and the leadership of the Hidden Springs Town, whose commitment ensures we meet the needs of today while preparing responsibly for the future.

Questions and answers

Q: Is the reserve balance \$2,00,000 and the amount in the Raymond James account \$1,500,00?

A: No that is not correct. The cash reserves are about \$1,800,000 with \$300,000 of that in our bank account.

A motion was made by Paul Powell and seconded by Kahle Becker to adjourn the meeting at 6:55pm.
Approved 4-0

Respectfully submitted,



Douglas Patchin, Vice President

2.24.26

Approved,



Garry Stanislaw, President

2.24.26