

May 19, 2025 Board Meeting Minutes

Green Hills Country Estates Water & Sewer District [PBA the District]

7:00 p.m. via Zoom or in Person @ Huntsville Library

Board members present: Gary Hebert, Greg Liddell, Natalie (absent)

District members present: Steve

Others in attendance: Diane O'Connell, Tess Kennedy (Library), Thom Summers (Library)

Call to Order

- **President Gary Hebert called the meeting to order.**
- **Roll call confirmed the presence of Board Members: Gary Hebert (President), William “Greg” Liddell, and Tess Kennedy. Natalie was absent but expected to review and approve agenda items after the meeting.**

Approval of April 21, 2025, Monthly Board Meeting Minutes

- **Motion:** Gary Hebert moved to approve the April 21, 2025, monthly board meeting minutes.
- **Second:** William Liddell
- **Vote:**
 - Gary Hebert: Aye
 - William Liddell: Aye
- **Outcome:** Motion passed by majority vote.

Approval of April 2025 Monthly Disbursements

Diane provided a detailed overview of the April 2025 monthly disbursements:

- Significant expenditures included \$6,502 to All-in-One Electric for critical repairs at the Maple Treatment Plant, which involved relocating the main pump control panel due to a leak. Additionally, \$4,976 was paid to Ogden Valley Construction for water operator services spanning from November to March, with these charges being submitted and approved retroactively. The district also covered \$999 for Denton and Durhams to finalize easement items crucial for the Maple Well Treatment Plant's construction and access. Routine operational costs included \$131 for monthly water testing by Chemtech Ford and \$487.50 for February snow removal services. Other disbursements accounted for leak repairs by Above and Under Excavation, board stipends, administrative support, and utility bills for booster and well tubs, along with website posting services.

- **Clarification:** William Liddell clarified that Aqua Engineering is under contract with the water board, administering oversight with IPW.
- **Motion:** William Liddell moved to approve the April 2025 monthly disbursements.
- **Second:** Gary Hebert
- **Vote:**
 - Gary Hebert: Aye
 - William Liddell: Aye
- **Outcome:** Motion passed by majority vote.

Quarter 2 Billing Extension

- Gary Hebert addressed the previously discussed concept of relaxing payments for the latest billing cycle.
- He stated that after personal review, he is taking this option off the table as it is not in the best interest of the district due to accounting difficulties and the impracticality of managing relaxations for 120 individuals.
- Gary noted that individual homeowners experiencing significant duress are welcome to contact board members to discuss their specific situations.
- He reinforced that the current rate structure was thoroughly reviewed and established based on expenditures to avoid one-time assessments. Efforts to proactively fund operations and seek additional funds (e.g., from the State, as Tess Kennedy is pursuing) to potentially reduce bills will continue.

Treatment Plant Update

- William Liddell provided an update on the treatment plant:
 - Easements have been secured.
 - Building permits have been officially returned.
 - Construction has resumed.
 - The current schedule aims for the building to be up by the end of July.
 - Long lead items (pumps, tanks, electrical gear) are still awaiting delivery dates but are on the horizon.
 - Work is progressing to make the system operational for all customers.
- Gary Hebert added that they are working on an outstanding easement for temporary storage of excavation materials to allow dirt to be dumped in an adjacent lot.
- William Liddell mentioned that the project budget is being managed to mitigate costs associated with haul-off and overburden, seeking ways to reduce the impact of these expenses by utilizing the material where possible.

- **Community Question (Steve):** Steve inquired about an updated project budget. William Liddell responded that they have the original cost and are negotiating change order costs and finding ways to reduce the impact of overburden and over-dig.
- **Community Question (Steve):** Steve asked for assistance with a potential leak indicated by his meter.
 - Gary Hebert clarified that anything beyond the meter is the homeowner's responsibility. He suggested Steve shut off all water in his house; if the meter still turns, the leak is likely within the house or from the meter to the house.
 - Thom Summers offered to check Steve's specific meter for issues like cracks or connection problems. Steve was advised to send his address via email to Thom.
- **Thom Summers:** Thom informed the board about a nearby location in Huntsville (new cemetery off 9500 East) that is accepting dirt and asphalt at no cost for backfilling a large hole. This could serve as an alternative disposal site if needed.

Adjournment

- As both motions for minutes and disbursements passed with a majority the meeting proceeded to adjournment.
- **Motion:** William Liddell moved to adjourn the meeting.
- **Second:** Gary Hebert
- **Vote:**
 - Gary Hebert: Aye
 - William Liddell: Aye
- **Outcome:** The meeting was adjourned

Reviewer	Status	Notes
Treasurer Green Hills	Not started ▾	
Greenhills Water	Approved ▾	
Gary Hebert	Approved ▾	
Secretary GreenHills	Not started ▾	