

ANGELL SPRINGS SPECIAL SERVICE DISTRICT
June Meeting Minutes - ZOOM Recorded
Thursday, June 19, 2025 @ 6:00 p.m @ Springs Bldg

Call to Order: Karen called the meeting to order at 6:02 p.m.

Roll Call:

Present: Chairman- Karen Blenkinship, Vice-Chairman: Greg Maranto, Treasurer- Diane Hundal, IT- Tony Hundal, Clerk- Jean Wojtyla, Water Master- Shawn Bain, CCC Administrator- Martin Mathis

Visitors: Bonnie Mathews in attendance & Stephanie Furnival arrived at 6:15 p.m.

Vote on May 15th Meeting Minutes - Tony made a motion to approve the minutes from May 15, 2025. Greg Seconded it. Board Voted: Karen-Yes, Greg- Yes, Jean-Yes, Tony-Yes, Diane-Yes. Motion Carried.

Old Business Actions Items: from 5/15/25 **Action Items** **Completed Items** **Future Priority**

1. Karen asked Bonnie to present her questions and comments to the board.

- **Bonnie said she was told when she bought her property during the previous board's reign that she would be given a 1 acre water right.** She wanted to know how many acre feet of water can be produced from the well we are working on. Shawn noted it currently is providing 100 gallons per minute. Karen interjected to make clear that each resident is given a 20,000 gallons "allotment", based on the by-laws established back in 1994, not defined as a water right. If we had everyone present at their home using 20,000 gallons we would be out of water frequently during the summer months simply because our tanks would not be able to store, disperse and refill fast enough during peak hours.
- **Bonnie wanted to know why we increased our first tier from .01 to .03 per gallon in our new fee schedule.** Greg noted that we had to mitigate a fee schedule that addressed 96% of our residents who used less than half of their allotted 20,000 gallons each month in comparison to the other 4% who consistently averaged >33,000 gallons/ mo. which meant targeting the first tier of our >20,000 gallon users. This data was based on the past four years. This fee schedule was required from the state to prove we could pay back \$26,000 per year for our million dollar loan over 40 years and demonstrate we were making conservation efforts on our water use. The majority of these loan funds are being used to filter radium out of our standby well to increase our water capacity during peak summer demand while still having enough water in reserve to fight fires. All of these details were communicated at our April 17th Public Hearing.
- **Bonnie said she didn't even know we had a website.** Jean said it was communicated on our bills. **(Upon review of current bills it was discovered that this information had been removed since 2022 so it will be reinstated on our July 2025 billing)**
- **Karen concluded** that we wanted to honor our original 20,000 gallon commitment to our residents while minimally impacting our conservative users and charging higher rates to our over allotment users.

2. Report on Accomplishments made in May **Shawn and Marty report on these each month**

- **Shawn reported** that our new Chlorinator pump is almost fully installed. We have ordered a rebuild kit to have a back up pump available if another failure were to arise in the future. Our pump was 2.5 yrs old.
- **Marty reported** that he has now been employed by LDWA full time and is remaining our Cross Connect Compliance Administrator. He has gained much knowledge on how their water association works by attending LDWA meetings and working alongside Mark Osmer, their water master. He is staying vigilant to report new developments in the community to ensure our water source is protected.

- **Marty made an inspection** at the storage facility on Cemetery Ridge. He also inspected the garage built on his neighbors property which has no plumbing in it for water use.
- **Jean reviewed our quarterly requirement** for source protection audits that our residents be trained on proper plumbing requirements to eliminate cross contamination and tips for septic system maintenance. Marty agreed to continue obtaining video links and QR codes that provide invaluable information on these subjects so that we can meet our quarterly commitment for this criteria. **We currently have six links now that can be used for training**

3. Tony reported on Water Usage in May noting that everything is in line with previous years except for the big increase in April due to the leak at the Vineyard. We are 60,000 below our usage in May 2024. **Tony reports on this each month and will add the graph to our website on a quarterly basis.**

4. Greg reported that he needs approval to have a service inspection scheduled for our Generac generator. Greg said that Generac reached out to him proactively. Karen said if Greg can obtain a quote for this service we can most likely get it approved. **Greg reports on power issues each month.**

5. Diane provided financial budget documents through May 2025. Diane asked if she needed to provide copies for everyone at each meeting. We agreed that they were not needed other than just one copy. We all have had exposure to them at the posting of our Agendas and emails sent to residents and are prepared to discuss at the meeting.

Diane highlights what she wants to review if a fund is close to being over budget so that we can discuss where we need to move money from one fund to another. Since our Water Testing was close to going over budget Karen suggested we move \$1,000.00 from code 6260 Small Tools & Equipment since we didn't spend anything in that category.

Diane had to provide many reports to our State Auditor. It was her first time being exposed to all of these and it took her a lot of time to thoroughly review and complete, however, she succeeded and now knows what to expect for next year. She still needs to submit an Impact Fee Report for 2024. Karen suggested she call Troylinn to see how they were entered in Pelorus and take it from there.

Diane reminded the board that our Refundable Deposit letter to our residents still needs to be compiled so that this category can be eliminated. **Tony is working on the communication to residents regarding this topic.**

All training requirements of the board have been completed so she was able to send our certifications to Susan Lewis. **Diane presents financial reports and pertinent issues that come through each month.**

6. Jean reported on the delinquent payments in May. We had 4 occurrences. Jean provided details of the ongoing late habits of a non mentioned customer and was frustrated in dealing with the situation month after month. Karen instructed her to just follow our Policy and Procedures letter submission requirements to make them adhere or we'll shut off their water. **Jean reports on these late payments each month.**

Jean reported her required absence for our July meeting and Diane agreed to collect our payments while she is gone. The Agenda and Minutes will be prepared for our July meeting before Jean leaves.

New Business Items:

1. Jean had asked Karen to take a vote on our change of wording in our Policies and Procedures wherever "Fee Schedule" or "Amendment A" was referenced. Both were going to be changed to "Current Fee Schedule"

Karen reviewed the reasoning behind this change since it came up in a discussion with a resident and we wanted it to be perfectly clear.

Karen asked for a motion to replace the wording for “Fee Schedule” and “Amendment A” with “**Current Fee Schedule**”. Greg made a motion to accept the revisions made to our current P&P’s. Jean seconded it. Board Voted: Karen-Yes, Greg- Yes, Jean-Yes, Tony-Yes, Diane-Yes. Motion Carried. **Jean has added the revised P&P’s to our website and hard copies in our meeting room all dated 6/19/25**

2. Karen now asked Stephanie to present her questions and comments that she had for the board.

Stephanie made reference to previous conversations she had with Karen regarding an additional dwelling she wanted to erect on her property . She had paid for drawn plans and septic placement all prepared two years ago. She said she was not aware that our 20,000 gallon allotment per month could not be split between her current house and the additional dwelling. She did not understand that she would have to pay an additional Impact and Hook- Up fee.

Karen said the billing tier statistic of 20,000 gallons does not *physically guarantee* that water will be available. Once the county decided they would allow additional dwelling units on a property in the Fall of 2023 we had to take hard action because we did not have the water capacity to provide 20,000 gallons to each dwelling, especially if multiple residents wanted to add these types of dwellings. We had to realistically look at what this scenario would do to our water source consumption. We had to apply mandatory separate Water Allotments, Impact and Hook Up fees to be able to maintain the stress this was going to place on our system that was barely keeping up with the demand we had at the time the county’s announcement was made.

As a district we were also worried that the county would eventually split our acre lots and we didn’t want to go down that road. Many of us purchased here because we all had mandatory 1+ acre lots. As a water district we have the right to do what is necessary to protect our water source.

Stephanie wanted it on record that she’s not happy about the dollar amount it would cost her to add this anticipated dwelling.

Jean brought up a scenario that she was considering for a family member on her property in the same manner, however, once calculating the +\$24,000 it would cost just for water, in addition to bldg. permits and the structure itself she abandoned the plan.

Jean said it's all about Source Protection. The improvements our system now needs require a 1 million dollar loan which has to be repaid and our fees are what repay this loan over 40 years.

Stephanie asked how our rates and Impact Fees relate to other districts in surrounding towns. We hired Sunrise Engineering to assess that fee based on our needed improvements. It's all documented in our Feb. 2022 5 yr Master Plan document shown on our website under “Projects”.

Stephanie asked if we wanted to continue our strong hold as a board and why not give it to Washington County? Karen said WCD the Water Conservancy District doesn’t want to take us over. They want us to remain as our own Special Service District.

3. Karen reminded the board of our next scheduled meeting **Thursday, July 17th, 2025 @ 6:00 pm**

4. Karen requested a motion to adjourn this meeting. Jean made a motion to adjourn our meeting. Greg seconded it. Board Voted: Karen -Yes, Greg- Yes, Jean-Yes, Tony-Yes, Diane-Yes. **Meeting was adjourned at 7:01 p.m..**