

ANGELL SPRINGS SPECIAL SERVICE DISTRICT
August Meeting Minutes - ZOOM Recorded
Thursday, August 14, 2025 @ 6:00 p.m @ Springs Bldg

Call to Order: Karen called the meeting to order at 6:03 p.m.

Roll Call:

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

Absent: Vice-Chairman: Greg Maranto

Visitors: Patrick Hayes-Vineyard Mgr. and Mark Osmer-LDWA

Vote on Jul 17th Meeting Minutes - Karen asked for a motion to approve the minutes from July 17th, 2025. Tony made the motion that we approve the minutes from 7/17/25, Jean seconded it. Board Voted: Karen-Yes, Tony-Yes, Diane-Yes, Jean - Yes. Motion Carried.

Old Business Actions Items: from 7/17/25 **Action Items** **Completed Items** **Future Priority**

1. Karen opened the discussion forum regarding the following:

- ☐ **Zion Vineyard's Payment of their April Water Usage** -Patrick Hayes provided details of the water security improvements the vineyard is making in efforts to prevent another extremely high water usage month that happened in late March and April. He said that they could not get the Flume to work because their water meter was too deep to accommodate it. They were looking into the possibility of raising their main water meter. They will also be raising all the water irrigation lines up off the ground so that they have more visibility to what is going on. They have already put separate meters on their irrigation lines in order to monitor them separately into four separate zones instead of the original one and only. This should provide simplified daily reads - again with meters in close proximity to the building. Shawn said he couldn't imagine what it would cost to raise their main water meter. Patrick said they are trying to get their wi-fi service changed from Century Link to Infowest to get the Flume readings to work but it will require them to relocate where their signal path to the Flume is positioned.

Karen stated that **as far as the water bill goes we have to make a decision as to what to do about it.** Greg, who was not in attendance, texted Karen his opinion to spread out the amount owed over the year and have that paid back. Jean then passed out the vineyard's full year data of usage and billed amounts, then she discussed their pattern of payments.. The vineyard had 7 late payments over the course of one year. He then asked that we send the bills directly to his own email to avoid future late payments. Patrick analyzed the information presented and had answers for all of the high usage months being harvest time or the leakage itself

Jean also brought up the fact that we expected the vineyard to do their just means of conserving water being the only commercial business in a residential neighborhood. She personally alerted Mr. Jackson of the problem back on 3/27 while she recorded the meter read that day. Days went by and there was no news that they had located the source of the leak. On Sat 3/29/25 we received a photo from Mark Osmer who had found the line that was causing the leak. It was recorded that Patrick at the meeting said it was on 4/6/25.

The timing of this incident affected both their 3/31/25 & 4/30/25 billings. Prior to this incident they had no system in place to detect leaks for excessive usage so there is responsibility on their part. They had to rely on their water meter just like our residents do. Jean stated that for these reasons she was not in favor of leniency on the 4/30 billing but would be open to a payment plan.

Patrick explained that there were two separate incidents of vandalism;

- First a hydrant was broken off underground, and they could not find the leak right away because a diverted line was flowing into the drainage ditch. Side note- both Shawn Bain and Mark Osmer were helping to locate the leak but could not find it either.

- Second was that their controls on their system were tampered with. An extra cycle was added in so it watered continuously.

Both incidents were reported to the police, in addition to the sabotage on the drilling rig across the street. Patrick kept saying there was no visible “leak” which is what made this situation so hard to find. Tony asked Patrick if all of their irrigation controls are outside and Patrick said yes.

Now they have changed the no. of metered irrigation zones from one to four to make the water monitoring more manageable and are able to read each zone morning and night on a daily basis.

Lots of conversation ensued regarding their usage patterns of watering seasonally throughout the year.

Diane brought up the fact that because this is a vineyard and no one has a vineyard in their yard and so their usage spikes are going to be different than what most residents experience. They can't conserve like our residents can. Diane asked Patrick “When do you turn off your water?”. Patrick said they turn off their irrigation lines from late November to April.

Karen asked Patrick what was his conclusion about this? Lots of back and forth conversation was still going on between all attendees.

Karen said it didn't cost us money, it cost us water that we had enough of. Diane reminded us that Shawn said that it didn't impact us at all. Karen said that it did cost us wear and tear on our pumps and everything else to create the water that they used so they need to pay *something*.

Then we offered to bill all of his usage at the first tier rate of .03 x the full volume used which was calculated at \$10,140.00, instead of his original April bill of \$16,000.00. We asked if he wanted a payment plan per month. Patrick said that if we owe this amount it will be handed over to their insurance. Jean also explained that each subsequent month of water usage will need to be paid in full.

Shawn asked if there was something we can do to write this down because all of our customers are upset about their latest increase. Meaning, if something happens again with the vineyard in the next year or so and come back to ask for another leniency, all of our customers wouldn't like that. They want to hear WE ARE NOT going to negotiate anymore. **Patrick said he understands this.**

Tony said flume or no flume, the fact that you have installed four meters that can be read manually you now have the ability to monitor every 24 hrs.

Diane asked if the meter floods, are they sealed to prevent problems? Tony & Mark said it does not affect them.

Karen said to Patrick, let us hash out the number and we will get back to you.

Tony asked Patrick to contact him if he has any trouble installing the FLUME on top of his silo. Patrick left the meeting at this point.

Tony made a motion noting that because the vineyard has taken actions to install the necessary equipment to improve their monitoring system and are currently in the process of installing their leak detector, we shall give them 90 days to pay for the full volume or they can come back to us with a payment plan for the amount of \$10,140.00 waiving the late fee on that amount only.. Patrick said he would be handing this over to their insurance. Jean seconded it. Board Voted: Karen-Yes, Diane- Yes, Jean- Yes, Tony-Yes. **The Motion Carried**

- ☐ **Letter to Residents Regarding Transfer -New Account Fees-** The board was provided a draft letter that Tony composed to explain the board's decision to keep all funds pertaining to Transfer of Titles / New Account Customers. Karen said she thought the letter perfectly explained it. Jean said we need to add the contact information as to who is going to read the comments sent by our customers and Karen advised that we give comments a 30 day limit. Diane suggested we clarify that this fee is not going to be refunded anymore.

Tony made a motion to send the Transfer Fee letter with our next billing statement on 8/31/25 as discussed. Jean seconded it. The board voted: Karen-Yes, Diane- Yes, Jean- Yes, Tony Yes. **The Motion Carried.**

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

- **Shawn reported** that our meeting building roof is in need of repair. Marty will work on getting bids for its replacement. If the estimate is over \$5K we will need three bids.
- No new developments from our engineers.
- Backflow double check valves on the customers side of the meters is a device installation that will become a requirement for us in the near future. Mark Osmer said they are doing this on LDWA's meters. They last about 10 years. If we have to replace any meters moving forward we will have our contractor install this device on them.
- **Marty reported** that he fixed the leaning hydrant at the intersection of Silver Valley and Shinarump.
- He has done all of his Cross Connect Inspections required

3. **Tony's report on the Water Usage graph for July** was distributed to the board .Our usage is down about 200,000 gallons from last year. Production of our spring water is down by 260,000 gallons as well. Mark said it would be wise to check the production of our back up well too. Karen said we could have our engineers check on this during their work on our well. ****Tony reports on this each month and will add the graph to our website on a quarterly basis.**

4. **Greg did not share information on the scheduled date of the inspection** with Generac. The power bill was in line with last year- no news there . ****Greg reports on power issues each month.**

5. **Diane provided financial** budget documents through August 17th. Diane provided the Invoice Register to Karen to sign. No budget changes need to be made at this time.

Diane wanted to know if we wanted to set up our monthly Infowest wifi/ text messaging service as an autopay from our bank account. Karen approved this transfer so that it will no longer be on her credit card account, ****Diane reports her financials each month.**

6. **Tony- Provided the progress of our Water Conservation Plan** by showing our water usage graph had reflected a significant decrease in our water usage from last year at this time and we had an EXTREMELY DRY JULY, so the increased fees in place since June for >20,000 gallons has deterred **most** to not let their water flow so freely.

7. **Jean reported that we had 15 Late Fee's** in July's billing period. Quite a few were \$5.00 short due to the fee increase they did not read when we sent out the notifications in March- May, Others were just that they were on vacation and chose to pay them when they got back. ****Jean reports on these late payments each month.**

New Business Items:

1. **Karen reminded the board** of our next scheduled meeting **Thursday, Sept.18th, 2025 @ 6:00 p.m.**

2. **Karen requested a motion** to adjourn the meeting.Tony made a motion to adjourn the meeting. Diane seconded it **Board Voted:** Karen -Yes, Tony- Yes, Diane-Yes., Jean- Yes **Meeting adjourned at 7:11 p.m.**



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