

## Water Committee Report

20 January, 2024

**William James, Water Committee Chair, PSA Vice President**

During the last two months, 63 days (October 27<sup>th</sup> to December 28<sup>th</sup>), our well pumps pumped a total of 1,229,613 gallons out of the ground.

The highest usage was 23,241 cubic feet (173,854 gallons), averaging 2,760 gallons per day.

Four accounts exceeded their allotment. 14 accounts are past due, one is pending service suspension, one was suspended in December.

It is each member's responsibility to use water wisely and monitor their usage. With the recent freezing weather, I urge all members to check for leaks, monitor their water usage/water meter, to turn off their water at the meter if they intend to leave for an extended period.

Our five \$100,000 CDs, purchased on November 7<sup>th</sup>, 2022, utilizing water reserve fund, were cashed out and reinvested. We purchased 5 new CDs at \$110,000 each, at 5.26% interest. This rate will net approximately \$28,930 by the end of 2024. These investments are meant to grow our water system reserve funds faster with the goal of reaching \$1 million.

On the night of December 27, we experienced a water main break in front of 370 E Mason Lake Dr E, just before midnight. The break was in the cross-street supply to the west side of the street. It took almost 2 hours to isolate the rupture because a valve was covered with dirt and grass, and it was difficult to find in the dark and rain. The break was repaired, and the system fully restored before noon on the 28<sup>th</sup>. This required a section of the street pavement being removed and the pipe being cut back and replaced. This repair costs approximately \$7k. I sent out a few emails to the PSA email group to keep the membership informed.

The water committee met on 20 December 2023. The meeting was called to order at approximately 6:35PM. Members present Kevin Killinger, Fred Warbington, Randy Lord, Tina Simms, Dan Simms, and myself. The following constitutes the meeting minutes:

Topics covered were past bills/budget, future expenses, and planned improvements. It was presented that Northwest Water System (NWS) charged us \$27,782.30. It is estimated that we were charged approximately \$25,775. Our annual budget, half of your \$30/month payment, is \$41,040. This leaves less than \$15k for electricity for the pumps and lights, well site maintenance, natural gas, generator maintenance, and other upgrades/improvements. We spend approximately

\$9k per year on electricity, \$2k for site maintenance, \$1k for generator maintenance.

Planned upgrades are to add a trouble-light to the pump house as a visual aid if there is a problem.

It was discussed that the budget is tight, and we haven't bought any natural gas in the last few years so it will be due in the next couple of years and that could cost a few thousand dollars depending on prices. With costs from NWS having risen almost 15% in the last 2 years, generator maintenance will probably increase, groundskeeping will probably increase, electricity will increase. Basically, costs will keep going up for 2024 and this will tip the annual budget into the red and cause the need to take money from the reserve account to maintain the day-to-day operation of the system. The current rate is not sustainable.

A motion was made to recommend to the BOD to increase the water bi-monthly O&M rate by \$5, from \$30 to \$35, resulting in a new bi-monthly water rate of \$65 per lot. This will raise an additional \$6,840 per year for routine operating and maintenance costs, keeping the water system properly funded for several years. The motion passed unanimously.

I hereby make a motion to the BOD to increase the water bi-monthly O&M rate by \$5, from \$60 to \$65 per lot.