

***HWUA 2019 Membership
Annual Meeting Minutes – DRAFT TO BE
APPROVED AT NEXT ANNUAL MEETING***

August 1, 2019
12:00pm MDT

Type of Meeting: Regular annual meeting of HWUA Membership

Location: Estes Park Public Library

Meeting Facilitator: Don Piepgras

Board Members Present: Don Piepgras, Randy Hall, Jim Redman, and Bill Rawsky

Guests Present: Brannan Davis, CGRS; Randy Kenyon, CGRS

Call to order at 12:00pm by Board President Don Piepgras

Agenda items:

- 1) Welcome Membership and Introductions of Board: Don Piepgras introduced the current Board members.
- 2) Reading/Approval of 2018 Minutes: Bill Rawsky, Board Secretary, read the minutes of the 2018 Membership Meeting. Peter Waas moved to approve, second by Tom Kirsch; approved unanimously. It was requested that the minutes be made available to the Membership. They will be posted on the website.
- 3) Financial report: Randy Hall, Board Treasurer, provided a financial report
 - Current financial status: The Association has a current cash balance of approximately \$28,000.
 - Billing/Payment issues and status accounts receivable:
 - i. Randy clarified to the group that there are two annual billings, a June billing of \$250 for first half usage; and a December billing of \$250 plus water usage and pro-rated electricity costs of running the system. Bills are due when received, and failure to pay within 60 days will

result in discontinuance of water service, with a subsequent charge to re-connect.

- ii. 14 units are not up to date, with accounts receivable of approximately \$3400.
- iii. Diane Goddard said that she has not been getting her bills, and that 4 checks that she had written last year were lost. She was asked to speak with Randy after the meeting to correct this issue.
- iv. Jim addressed the issue of water loss due to leaks and water loss from breaks in the system. Water loss was significantly less in 2018 than in 2017.
- Ralph Turner moved and Bryan Hallack seconded a move to accept the Treasurer's report; approved unanimously

4) Overview of activity since last Membership Meeting: Don Piepgras provided an overview of activities since the last meeting

- The Board has contracted with AWWWS (Alberts Water & Wastewater Specialists) of Ft. Collins, a licensed water system operator, to take over the testing and reporting to the State on our system, replacing Frank Huffman.
- The Board (Don) has been in contact with the NPS about renewal of the lease of the water tank site, which is in the Park, and expires in 2021.
- The Board met with the Town of Estes Park in December and were notified that the Town disagreed with a number of items in the formerly agreed upon design and cost estimates for the year-around water system, and that they were discontinuing support of the project. A system which the Town would accept would add about \$2M to the previously accepted estimate, for which we obtained USDA loan and grant funding, of up to \$3.6M. While there was a general consensus that a project involving the Town is no longer feasible, attendees requested that the Board provide an estimate of the increase in cost to each user that this would require if we were able to obtain funding.
- Follow-up efforts to the Town meeting by the Board, in addition to speaking with other water system users in Estes Park, included a meeting with CGRS and AWWWS to determine methods of providing a reliable water system for the future. CGRS was tasked with providing a preliminary report and approximate costs of various options, and were invited to today's meeting to present their report.

5) CGRS Engineers (Brannan Davis and Randy Kenyon) led a presentation and discussion of issues and options:

- The State had various classifications of water systems depending on the usage characteristics. Regulatory requirements vary by classification. HWUA is currently classified as a “non-transient, non-community” system, which exempts us from lead and copper level requirements, for example. However, we will schedule to have the system inspected by AWWWS by the end of 2020 for backflow prevention and cross-connection issues. Due to the dead-ending of our lines, there are issues with low or non-existent chlorine residual in some parts of our system. However, Randy stated that the water we receive from the Town is among the cleanest in the State due to nearness to the original water source.
- CGRS said that there is a very large difference in cost between the system requirements for a project involving the Town versus a basic system that would be more reliable in the future. The biggest issue affecting cost is reliability.
- A basic system would consist of replacement of the pipes in the upper part of the system at a 2 foot depth. However, at that depth they would be susceptible to ground forces from freeze/thaw, etc., and that a 4-5 foot depth would be preferable. The cost to replace the main line in its current location at 2’ depth would be roughly \$200K; a 4’ depth would be about \$260K. About \$60K of either cost would be labor and equipment. An option at the lower depth would be to encapsulate the pipes in Styrofoam.
- The system might also be re-designed to operate without tanks, using 2 pumps as we do now, plus a smaller “jockey pump.” The tanks provide emergency water to the system if a leak occurs but also create a smoothing of pressure. Without a tank, the 2 pumps would be cycling on and off repeatedly, the major source of wear and pump failure. The jockey pumps purpose would be to avoid the cycling of the main pumps while providing even pressure in the system.
- The option of tank replacement or lease renewal of the current tanks was discussed. Our existing tanks hold less than 20,000 gallons and do not meet current standards. It’s not certain if we could bring them up to standards, or what the NPS will allow due to historical designation. CGRS stated that if a tank option (vs. pumps only) was desired, the system could function with a 10,000 gallon tank, and that neither the current tanks nor a new 10,000 gallon tank were adequate for fire protection (the system was never intended as a fire protection system). Don & Marti Piepgras would be willing to allow a new tank to be installed on their property; this would

require a new line to be added from the tank down to Upper High Drive, with attendant costs.

- The current USDA loan commitment was to the Town, who would then bill the users for the required payments. With the Town withdrawing its support, it isn't clear how HWUA might get funding since the association has no enforcement capabilities, such as the Town or County have, in the case of non-payment by users. There was discussion of forming a Special District as a legal entity, in which case the District would have jurisdiction over payments.
- Ralph Turner moved, seconded by Lara Bors, to have CGRS develop, at an estimated cost of \$5-\$10K, a basic report to cover potential cost options, and for the Board to provide this information to the Association Members. Approved unanimously.
- True Morgan moved and Ralph Turner seconded that the Board spend up to \$500 to look into the issues involved in setting up a Special District. Approved by a vote of 14 to 5 (not all Members voted).
- The question of an out-of-state Member being able to vote by assigning a proxy to an in-state user was asked. It was not clear if only in-state users would be eligible to vote with regard to a Special District but this matter will be determined in the Board's investigation regarding the Special District.

6) Election of Board Members

- Don Piepgras introduced existing Board members, including himself, Jim Redman, Randy Hall and Beth Coulsen as standing for re-election to the Board. Bill Rawsy had requested to step down as Secretary due to personal reasons.
- Don then solicited additional nominees from the floor to replace Bill. No nominees were presented. Expressing disappointment that there were no additional nominees, Bill then agreed to continue until a replacement could be named. (Following the meeting two Members approached the Board and stated that they would give consideration to accepting the Secretary position but first had to give it some thought and discuss with their spouses.)
- A motion to accept the Board nominees by acclamation was made and approved.

- 7) It was determined from the sign-in sheet that more than 20 properties were represented at the meeting, establishing a quorum. Don asked if there were any additional Association matters that

Members wished to discuss. There were none, and the meeting was adjourned at approximately 2:15pm.