

Clear Creek Pines Unit 2 Water Well Users Association

Board of Director Meeting

May 23, 2020 10:00 AM

Attending: Joe Miller, Joe Giuliano, Scott Unglaub, Jo Reed-Fuson, John Chappel, Rick Johnson, Randy Garrison

Guests: Don and Mario Ascoli, Rim Country Water Testing

Report from Don Ascoli, operator: Water system in compliance, receives monthly examination, and is in great shape. Discussed pressure system determined current setup is providing consistent and adequate service. There was some discussion about pressures throughout system and it was decided to do some pressure testing and re-evaluate system pressures again later in the year.

Water tank project: Don explained the tank sanitation process, and plans were made to have Rim Country complete this work when the tank is installed and the tie-in has been established. Questions were asked and answered about the specifications of the tank and the site is ready for installation. Shipping of the Tank is delayed due to COVID related concerns, and is expected to be delivered early to mid June. New tank will also receive 2 new valves which will allow for repair or maintenance to be completed on each tank without removing both from service at the same time

Finances: Our balance sheet is strong, and we have no current debt other than our outstanding balance for the new water tank which will be paid prior to shipping. We have had one new member establish service and all new modifications or repairs have been paid. The financial information has been sent to Heritage CPA to prepare the compilation.

Water system: Our system is in good shape with no known leaks or repairs required. Some small repairs and service valve replacements were completed over the winter. Water lines were recently flushed and will be continued seasonally moving forward.

Projects: There is an approximate 100' section of water main that will need to be moved early this summer, after the new tank is installed and back in service. This modification is being done to facilitate County road maintenance and protect our water distribution system. All other system repairs or maintenance concerns are currently complete.

Water tank site: Deteriorating wall was removed and new gates were installed, creating easier access and improved security. Tank level indicator system experienced some technical issues and a different system will be exchanged and installed once new tank is online. New level indicator will also allow for pressure system monitoring, and auto-dialer will be turned on to notify operator of any level or pressure issues. Hose bib security was also discussed, and it was decided to install locks on all system points of service to negate any unauthorized usage.

Next meeting: Board Meeting and Community Meeting scheduled for September 06, 2020 at the property of John Popp.

Meeting adjourned at 11:00 with Board tour of facility with Operator.

Meeting Minutes compiled and submitted by Randy Garrison

Approved by the Clear Creek Pines Unit Two Water Well Users Association Board of Directors: 6/5/2020