Regular Meeting

Hauser Lake Fire Station

April 5, 2022

The regular meeting of the Board of Directors of the Hauser Lake Water Association was called to order at 7:03 p.m. by President Larry Simms. Board members James Lewis, Don Evans, Mike Pauckert, and Joe Wachter were present. Employees Terry Leigh,Troy Manthey, and Kaitlyn Scarborough were present. Also present were Jessie Reed, Jon Evans, Chet Wachsmuth, Todd Lutz, Eric Hensyle, and Jeremy Tripp.

Board Members- Call to Action

Three nominations were turned into Kaitlyn Scarborough on April 5th, 2022. The three nominations were for Chet Wachter, Jessie Reed, and Mike Pauckert. Notice will be on May bills for the annual meeting and election of new board members. Mike Pauckert was the only nomination form turned in prior to cutoff time for nominations. There will be no election required at annual meeting due to no contested board positions.

After meeting two more nominations turned in from Chet and Jessie for the open position from Larry Simms vacancy.

Minutes

Larry Simms moved to approve the minutes from the March regular meeting as received. James Lewis seconded the motion and it carried.

Bills

Kaitlyn brought copies of the reconciliation report and explained what each column meant. Kaitlyn proposed to have reconciliation reports brought to the board meetings from now on to display complete bank transactions. She also went over late notices and itemized the bill list. All checks were signed by both Larry and Joe. All approved bills.

Bank Signers- Action

Larry Simms motioned to have himself, Lynn Peterson, Wes Michaels, and Pat Uptagrafft removed from the Mountain West Bank account and signature block and to add Kaitlyn Scarborough, Mike Pauckert, and James Lewis added to the signature block. All approved.

Easement (Eric Hensyel)-Action

Easement discussion for Eric Hensyel to be continued. Current language as proposed by Big sky to be reviewed by association attorney. Board agreement can be determined in emails.

SBA Communications- Action

Larry stated SBA Communications would like an easement to a 50x50 plot of HLWA’s property at the Ridge at Hauser and in return, they will pay 800 dollars a month as rent. Joe stated to be aware of signing any contract and it should be included that SBA Communications should not be allowed to rent out the 50x50 approved plot to a third party unless approved by the board. Don stated the importance of contracts and legalities and to have the contract further discussed with the attorney before approval. All agreed. Larry will send out the information received by SBA to the board for review and asked for a response by board members by Monday April 11th. As of this time the board tentative agrees to idea of looking at terms for a lease agreement for mentioned easement area for proposed cell tower.

Welsch- Application

Terry explained that Welsch would need to extend water line “to and Thru” to stay in line with Hauser policies for mainline extensions. but with terms of understanding what will need to be put in place in regards to the overall health of the water system…Instead, Terry suggested he will need to pay “to and through”. Terry brings up for future to establish a newcomers fee for new neighbors. Welsch will be given a 30-day grace period to decide if he would like to proceed. Terry will sent him an email notifying him.

Alpine Bark- Action

Todd Lutz came forward to discuss an easement proposal for a sign and landscaping easement on the Hauser Lake Water Association (HLWA) Property. Todd’s easement proposal was to ask if he could put an Alpine Bark sign on the corner of HLWA’s property and in return he would landscape the space. It was agreed upon by the board to further discuss this at the next meeting with Todd providing more details on how large the proposed sign would be and his landscaping plans. The board also wanted to keep the new easement proposal for easement thru Alpine bark for water line relocation due to state project a separate item.

Operators Report

Terry stated all is well. The permanent generator at the source wells is in place and operational. Terry reported that the Ridge booster is still having problems with flow measurement and Chlorine injection. Will have a small shut down of the 1st addition only when flow meter replaced.

Water Applications-All presented this meeting for approval:

-Manthey Troy, meter on his second lot at the south end of Woodland Beach drive. Currently served by 4” water main onto his property.

-Riggs Jeremy, 3 meter cap fees for lots immediately north of the current Woodlake booster station along Cliffhouse road. Parcels yet to be identified by the county surveyor. These hookups were previously agreed to in Feb 2021 by the board. Meter setters are already in place and Jeremy has purchased the meters and stored by HLWA, to be installed when ready.

-Lutz Todd Alpine bark for water service at site next to source wells. Meter setter is currently installed.

-Hoerner Jeff application and cap fee paid tonight for lot on Julia drive adjacent to current lot. Water line runs length of this lot.

-Board accepted payment of $152,000 for 37 additional service meters plus 1 meter on a lot previously approved in addition to the current 20 paid for cap fees from few months earlier. This payment will bring the total serviced accounts to 58, completing all lots in phase 2 or 1st addition of The Ridge at Hauser. The board stated and agreed that approved services paid for were granted up to one year to complete installation of metered services. For services not completed by April 1,2023, standard monthly rates would be applied whether installation has been completed or not. Jeremy Tripp acknowledged this stipulation.

The Ridge at Hauser/Big Sky

Jeremy Tripp commented to look into extended warranty provided by CAT for the new CAT generators provided by Big Sky for terms for service 1st addition, Ridge at Hauser.

MOU- Action

Don discussed MOU edits and reviewed them with the board. Don stated Kaitlyn will need to update our website with the correct MOU once all necessary edits have been made and approved by the board. To be further discussed at the next meeting.

Annual Meeting- Action

No election will be held at the annual meeting due to a lack of response. Mike will be instated to serve normal term on May 10, 2022, at the annual meeting. Larry stated a board member should gather the last two years’ annual statements to have present at the annual meeting. Mike volunteered responsibility and will work with Kaitlyn to put together a handout for the annual meeting.

Aquifer Protection District- Action

Larry came to the board asking permission to continue to represent HLWA in support of the Aquifer Protection District. James motioned to allow. All agreed. James Lewis signed letter for Larry to remain on aquifer protection district.

Website-Action

Kaitlyn will set up a time with Larry to review website needs and how-tos. Kaitlyn is taking temporary responsibility for the account until the new president is established.

Old Business- Action

Larry’s last meeting as President for the HLWA was April 5th, 2022. Larry states he can remain as a backup if Terry, Troy are not available. Larry agreed to work at his $25 an hour rate, ½ hour min, for the association if he is needed for emergency calls, shut-offs, turn-ons etc.

New Business- Action

Two additional nomination forms were received by Jessie Reed and Chet Wachsmith to fill vacancy by Larry Simms. Final appointment to be made at the May 10th meeting by remaining board to fill vacancy till next election cycle 2023.

Cap Fees/Mitigation fees

New cap fees and mitigation fees totaling $13,900 will be effective as of April 6th, 2022.

By-Laws

Due to time constraints, Don asked that everyone review the by-law edits previously done at the last meeting and reviewed partial edits to provide input at next month's meeting.

Ten-Year Plan

Everyone agreed to review the ten-year plan from the previous meeting and to be continued at the next meeting.

Adjournment

Larry moved to adjourn the meeting at 9:10 p.m. James Lewis seconded the motion and it carried.

Respectfully Submitted:

Attest:

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Terry Leigh, Operator Larry Simms, President

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Kaitlyn Scarborough, Secretary-Treasurer

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Joe Wachter, Vice President