



Meeting assets for CEPOA are ready!

Meeting summary

Agenda

- Review current account balances and expenditures for the year. I would like us to start looking a more formalize budgeting process for this next year..
- Discuss the Resolution for Parry's home, the cost and if additional reimbursement is due Parry
- Review a proposal to limit new water connections to 1 inch and vote to see if this should be added to our building rules
- Possible Leak affecting Judd and use of dye to detect.
- Accessing: Repairing or Replacing Shut Off valves on Water Storage Tanks
- Review the New Pump house operations
- Winter Plans for the Gates
- Cabinets for Pump Houses
- Painting door on new Well House
- Compensation to Will Neagle for equipment and work on Well House.

Quick recap

The board meeting began with updates on construction projects and technical difficulties with Randy joining via phone. Financial discussions revealed significant expenses, with the board reviewing various costs and budgeting needs for the upcoming year. The group addressed water system operations, including meter installations, readings, and specifications, while also discussing plans for future maintenance and valve replacements.

Next steps

- [JohnSmith: Contact Kurt Perry about reimbursing him for the Darren Lutz bill and get his input on the HOA's responsibility](#)
- [JohnSmith: Pay the S-Flow Plumbing bill for \\$1,000 for hydrant repair and excavation work](#)
- [anthonyspehar: Have Sean Turner add water tank dye testing to his task list when convenient](#)
- [JohnSmith: Send notification to all property owners about the upcoming dye testing of the water system](#)
- [anthonyspehar: Find and forward Judd's water meter picture to Randy](#)
- [JohnSmith: Send letters to homeowners who haven't responded about having water meters in place](#)

- [Randy: Lead meter reading effort on third weekend of May with board assistance](#)
- [JohnSmith: Move annual HOA meeting to first weekend of May to accommodate meter reading schedule](#)
- [JohnSmith: Create documentation requiring 1-inch water line limit for new connections and board inspection before burial](#)
- [JohnSmith: Get estimates for excavating and replacing shutoff valves at the water tank for next summer](#)
- [anthonySpehar: Work on documenting water system operation procedures as winter project](#)
- [Mike's: Open south gate by weekend after Thanksgiving](#)
- [JohnSmith: Order cabinets for pump houses](#)
- [JohnSmith: Get new well house front door painted](#)
- [JohnSmith: Find new generator maintenance service provider since current one is unresponsive](#)
- [JohnSmith: Consider waiving Will's maintenance fee for next year due to his unpaid contributions to the water system](#)

Summary

Financial Review and Loss Discussion

The board meeting began with technical difficulties as Randy joined via phone after experiencing audio connection issues. John Smith led a discussion on the organization's financial status, noting that they had collected \$34,652 in revenue this year but spent \$75,660. The board reviewed their expenses and discussed the need for another board meeting in the future.

Financial Expenses and Contingency Planning

The group reviewed financial expenses, noting \$54,354 in unexpected costs, including \$37,106 for well work with Glenn, \$560 on signs, and \$1,200 for hydrant work. They discussed the need for a \$10,000 annual contingency for water line repairs, and identified issues with hydrants that need addressing. The group also examined road maintenance costs, with Mark suggesting a \$6,000 annual budget for snow removal and road maintenance, though they noted that some magnesium chloride costs may still be outstanding.

Financial and Water Management

The board discussed financial matters, including expenses and budgeting for the upcoming year. They reviewed a discrepancy in expenses and agreed to monitor future spending. The group also addressed water issues at Perry's property, where they decided to offer to pay half of a previous bill for excavation work. They agreed to send a letter to Perry to discuss compensation for the bill. The

board also discussed a new \$1,000 bill from S-Flo Plumbing for hydrant work. Lastly, they briefly touched on water line specifications for different properties in the development.

Water Line Connection Regulations

The board discussed water line specifications, agreeing to limit new connections to 1-inch lines except for existing 2-inch connections. They decided to implement board inspections of water hookups before burial to ensure compliance with rules, and Randy proposed collecting water meter readings by June 1st to better monitor usage during the peak season.

Water Meter Reading and Compliance

The board discussed water meter installations and readings, with John suggesting that spring and fall readings help identify leaks and encourage meter adoption. They agreed to conduct meter readings around May 15th, coinciding with the annual meeting, and planned to send letters to property owners who haven't responded about their meters. The group also discussed water usage patterns, noting peak usage in June, and Mark mentioned a recent reserve board email about \$300 fines for un inspected backflow preventers.

Water Leak Investigation Plan

The group discussed concerns about water leaks in the tank and surrounding area. Anthony proposed using a dye test to determine if the water coming from the hill is from their water system, with Sean Turner adding it to his list to implement when convenient. John and Randy agreed to the test but suggested notifying property owners and providing information about the dye product. They decided to do the test in the winter when fewer people are present.

Water System and Well Updates

The group discussed Judd's pole building with living quarters and water, confirming it's for personal use and has a meter. The board learned that a new well (2A) has significantly improved water capacity, providing 60 gallons per minute compared to the upper well's 300 gallons per minute. They agreed to consider repairing or replacing the water tank's inoperable shutoff valves next spring.

I just calculated our first numbers with the new Well #2A online. We are currently turning on and off both well pumps at the same time when there is a demand signal to top off the tank. Here are the numbers:

Dates: 7 October - 18 November 2025

Pump #1 hours: 6.7

Pump #2 hours: 6.7

Total gallons pumped: 230,891

Pump #1 gallons: 24,046

Pump #2A gallons: 206,845

Pump #1 GPM: 60

Pump #2A GPM: 515

So Well #2A supplied ~90% of the water supplied to the system, more than I anticipated. The pumps ran ~1% of the time during this low demand period.

Water Tank Valve Replacement Plan

The group discussed plans for a water tank valve replacement project, which will involve excavating 10 feet down to install a new valve that can be accessed from above, to be budgeted for next summer. They confirmed that both pump houses are now operational and running simultaneously through the winter, with the lower pump handling about 70% of the water demand. The team agreed to open the gates before Thanksgiving, with Mike planning to open his south gate before heading to the desert for Thanksgiving.

Property Maintenance and Operations Review

The board discussed several operational matters, including moving the trash cans down the hill and the need to address maintenance issues. They agreed to waiving Will's maintenance fee for the upcoming year due to his significant contributions to the property, including installing cameras and equipment. The group also decided to take responsibility for meter readings, with Randy proposing set dates in May and October, and agreed to organize a weekend to locate and read all meters to establish a baseline.

Water Meter Reading Schedule

The board discussed plans to locate water meters across the community, with agreement to conduct meter readings every third week in May and October. They noted that while they know the system's overall water usage, individual usage is only tracked for JohnSmith, who identified a potential leak. The board also addressed a deadline of September 15th for water meter compliance, with JohnSmith confirming that specific fines exist for non-compliance, and Mark mentioned receiving notices from the reserve despite no longer being part of the water system.