

**Thunderbird Water & Sanitation District
Board of Directors Monthly Meeting Minutes
November 10, 2022**

Call to Order:

7:15 P.M.

TWSD Board Members Present:

Larry Morris, Barry Gager, Bruce Boydstun, Duff Comstock and Gary Cammarata

Other TWSD Present:

Edd Berchem (TWSD accounting services)

Residents Present:

Dan Soo (lot #153)
David Shelton (lot #86)

Resident Discussion:

Dan asked about a well that is being drilled on Cherokee Ranch. He was informed the well is part of Dominion Water and Sanitation District and is a “research” well now at about 2100ft. It will later be put into production depending on what they find.

Consultant Present:

Courtney Hemenway (President of Hemenway Ground Water Engineering Inc.)

Courtney was asked to attend this Board meeting in order to address his recommendation that TWSD drill a replacement well for well #1R and then after several months recommend that we not do the replacement #1R but put in a well and all needed infrastructure on Lambert Ranch **(See Drilling well to replace #1R page 2 below)**

Courtney indicates that the reason for his original recommendation of a new well near 1R was because it was taking so long to get the easements on Lambert Ranch. It would be more expedient to get the water from near 1R. When he found TWSD had acquired the easements on Lambert he changed his recommendation to Lambert where he is sure that the water is better and more prevalent. In addition, the area near 1R is in a hydrologically complex area. The 1R area has a lot of unknowns and the Lambert Ranch area is a lot more certain for large production of water.

Courtney was asked about the possibility of Radium in a well on Lambert. He indicated there was a minimal possibility and if it did occur, the well could be fixed to seal off the Radium. Drilling permits take about 6 to 8 weeks and are good for one year renewal for one more

additional year. Government loans require US steel but Korean Steel is good. Can get variance to get Korean steel if you cannot get US steel. Do have to pay proper labor rates. 20% to 30% increase in cost of labor for complete level for drillers.

Drilling well to replace #1R:

TWSD has two active wells #1R and #3. Well #1R has become a very low producing well. It only produces about 17gpm. Several months ago, Courtney Hemenway suggested TWSD could produce more water by drilling a deeper well near well #1R. All #1R infrastructure (pipelines, storage tank, electrical chlorination etc) would be immediately available for use by the new well.

At the time that Courtney suggested drilling a well near well #1R, TWSD had already purchased water rights on Lambert Ranch and was in process of purchasing easements to allow the drilling of two wells and extensive infrastructure (pipelines, chlorination electrical, etc.) in order to get the water back to Indian Creek Ranch.

TWSD decided to follow Courtney's suggestion and with the technical help of Courtney made an application for a \$800,000 loan. After several months, the loan received initial approval from the lender. TWSD was ready to finalize the loan.

Courtney asked what was the status of TWSD's purchase of the easements on Lambert Ranch. He was informed that the purchase had been completed.

AT this point Courtney now suggests that we forget about the replacement of well #1R. Instead, we should go to Lambert Ranch put in a well and construct extensive pipelines and electrical infrastructure.

Minutes:

The Board minutes (DRAFT) for the 10-13-2022 Monthly TWSD Board of Directors meeting was approved by the Board (4-0 with 1 Barry Gager abstaining because he was not present at the meeting).

Financial:

Accounts payable was reviewed by the Board. Independent Bank checks dated 11-9-2022 and 11-10-2022 were issued, signed and reconciled to checks issued 10-13-2022. The check sequence was #9572 - #9585.

All Independent Bank check payments were unanimously (5-0) approved for issue by the Board.

Independent Bank Register - Cash Reserve Report – Reconciliation

The beginning cash balance / (11-10-2022 Report) reconciles to the ending cash balance / (10-13-2022 Report).

Chase Bank Register - Cash Reserve Report – Reconciliation. The 11-10-2022 Report beginning cash balance reconciles to the 10-13-2022 Report ending cash balances. (The last eleven checks issued on Chase Bank are #1088 4-10-2020 through #1098 7-18-2022).

UBS Register - Cash Reserve Report – Reconciliation. The 11-10-2022 Report beginning cash balances reconciled to the 10-13-2022 Report ending cash balances.

TWSD Financial Statements for October 31, 2022 - The Financial Statements were reviewed by the Board. Barry Gager (TWSD Treasurer) outlined TWSD's investment of its funds in Treasury bills, Money Market funds and CDs with varying interest rates.

The Financial Statements were accepted by the Board (5-0), subject to correction for a misstatement of Property Tax Revenue. The corrected statements will be emailed to Board members.

Cut-Off List – The Cut-Off List for period ending 11-9-2022 was examined and discussed by the Board.

Budget – The budget for 2023 will be adopted by resolution in the December 2022 Board meeting. Barry Gager handed out a tentative budget for 2023. Expenditures such as fire hydrants were discussed.

Storage Shed – Per 10-13-2022 Board meeting. The District's Storage shed needs extensive repairs and paint. Repair was considered but replacement may be the best solution. Duff Comstock will research the costs and availability of new storage sheds.

Old Business:

System Operation – We still have a problem with well #3 flow meter and well #1 down hole sensor. Larry Morris will examine the flow meter. Chlorine is adequate. SCADA is working properly. The propeller on the flow meter is locking up.

Sensus Water meters –The Vendor still has no Sensus Water meters and they don't know when they will get them. Still on back order. They gave us a new quote for meters, radios and computer. With the new quote Larry Morris ordered \$75,000 worth of meters, radios and computer.

Rural Water Authority of Douglas County – Ref. Rural Water Foundation. Will send emails to Louviers and TWSD requesting donations to support well level testing for the next year. Barry Gager will contact TWSD attorney Timothy Flynn to determine the legality of such contributions.

New Business:

Thunderbird Ground Water Analysis – LRE Water has proposed to conduct a ground water analysis for Thunderbird Water and Sanitation District, as indicated in proposal dated 11/8/2022 at a cost of \$6,500. TWSD Board voted **5-0** to accept the proposal and approve the payment of \$6,500.

Adjourn:

10:55 PM

Submitted by:

Gary D. Cammarata
TWSD Board Secretary