

Announcements

Do Not Use Water notices and Boil Water notices remain in effect until you receive a Problem Corrected notice via email from a water operator. During a Do Not Use period, do not use water even if you have running water. This avoids damage to the system, helps locate the leak, and is essential for effectively decontaminating all the branches of the system prior to a Problem Corrected notice.

If you see a red flashing light on the pole next to the wellhouse, immediately call a water operator (Rick Welch, George Oja, or Fred Brockman). Make a special effort to talk to someone versus only leaving a phone message. Timely notification can be critical, particularly in the summer, to prevent the reservoir from running dry. Also be careful not to forget about a running hose as it can quickly run the reservoir dry.

Conduct high water use activities such as watering your garden or grass, washing vehicles or power-washing, filling hot tubs, etc. after 8AM and before 8PM (daytime). The pump controls are set such that minimizing water use between 8PM and 8AM helps us achieve a shorter water residence time (i.e., higher water quality) in the reservoir.

Other important water system information is in the tri-fold brochure you received several months ago. It is a good idea to keep the brochure in a place it can be readily found and referenced.

Water committee members continue to be Fred Brockman, George Oja, Matt Walker, and Rick Welch. New HLOA owner Jeremiah Marsh is chairing the re-established Fire Preparedness committee and will also serve as a liaison to the water committee for topics that involve both water and fire preparedness.

Ron Polk serves as the water system liaison. Ron is responsible for quarterly water sampling, and distributing Do Not Use Water notices and Boil Water notices to front doors (and in non-winter months to lots with only a standpipe).

Owners occasionally wonder if their indoor water use is near average. The national average is 80-100 gallons per person per day. The average Oregon resident uses 113 gal/person/day. Portlanders use much less: an average of 47 gal/person/day. Each owner’s water use is found on the annual water system invoice and can be used along with these averages to evaluate water use at your High Lostine home.

Table 1. Previous and current end-of-water-year balances.

	March 31, 2020	March 31, 2021
Operations account: Carryover line item	\$ 4,566	\$ 2,799
Operations account: Emergency repairs reserve line item	<u>+\$ 8,602</u>	<u>+\$ 8,122</u>
Operations account total	\$13,168	\$10,921
Capital reserve account	\$16,766	\$26,344
Settlement funds deposited to Capital reserve account	n.a.	<u>+\$24,381</u>
Capital reserve account total	n.a.	\$50,725 *
Total	\$29,934	\$61,646

* The capital reserve balance is about \$8,000 greater than what the 30-year plan specifies for 3/31/2021, or roughly one year ahead of schedule compared to the target balance for 7 years from now (spring 2028). As stated in the 30-year plan the capital reserve target will be evaluated every 5 years, which is in spring 2023.

Table 2. Operating budget line-item report for the past 12 months (April 1, 2020 to March 31, 2021).

Line item	Budgeted cost	versus	Actual cost and explanation
1. Degassing valve in wellhouse	\$ 600	\$	214
2. Bypass, meter, & setter on main at reservoir	\$ 2,500	\$	3,243
3. Stainless steel ladder for inside of reservoir	\$ 700	\$0	Contractor not able to perform work.
4. Installation cost for 350' of stronger main extending up to LRR-Tamarack intersection	\$ 6,500	\$	5,021
Planned projects subtotal (lines 1-4)	\$ 10,300	\$	8,478
5. Base operations	\$ 2,122	\$	2,539 (\$1,041 electricity, \$550 meters (one reimbursed, one to inventory), \$353 60 ft. pipe to inventory, \$210 water analysis, \$160 OAWU and OHA fees, \$132 pressure transducer to inventory, \$94 supplies and tool)
6. Unanticipated repairs	\$ 2,122	\$	2,421 (\$1,968 leak, \$321 finish replacement of equipment damaged in wellhouse by freezing in previous year, \$132 pressure transducer at reservoir)
7. Emergency repair reserve contribution	\$ 1,398		Contribution brought reserve balance to the \$10,000 cap. \$1,878 Break in main
8. Total *	\$15,942	\$	15,316

* Does not include the \$9,548 capital reserve contribution because it is not part of the Operating budget.

Table 3. Operating budget and revenue requests for water year 2021/2022 (April 1, 2021 to March 31, 2022).

Budget request allowed in 30-Year Plan*

Planned projects	\$	5,464
Base operations	\$	2,186
Unanticipated repairs	\$	2,186
Emergency repair reserve contribution	\$	1,878**
Operating budget request	\$	11,714
Capital reserve contribution	\$	9,834
Total revenue target	\$21,548	\$21,548

* Includes Plan's inflation adjustment but excludes up to \$2,000 for a part-time water system operator.

** Brings this reserve to the \$10,000 cap.

Table 4. Line item detail for the planned projects category, for water year 2021/2022.

Line item	Budgeted cost	Notes
1. 7 meter replacements (from 2 years ago)	\$ 0	Meters and meter setters were purchased in previous years. Individual owners reimburse HLOA for meter and pay for installation costs.
2. Stainless steel ladder for inside of reservoir (from last year)	\$ 700	Safety feature – allows escape from reservoir if a person accidentally falls in, and safer entrance for maintenance activities. Constructed of stainless steel to maintain water quality.
3. Replace damaged valve at lowest curve in Tamarack Road (from 2 years ago)	\$ 1,500	Valve is difficult to close and operate.
Planned projects total	\$ 2,200	\$5,464 is requested for planned projects; remainder will become carryover that will be used to help fund the future project providing back-up power for the well.
(FYI) Back-up power for well	\$11,200 future cost	An expanded water system easement must be obtained before project can proceed.
(FYI) Weir and pipe to use stream water during a wildfire	\$ 6,500 Board decided the General account should provide funding because the project is not part of the domestic water system.	Board requested the water committee study the project, develop a cost, and make a recommendation. Committee endorses project and recommends it be conducted as soon as funding allows; recommendation was largely based on advice received from ODF, USFS, and the Oregon region 7 water master.

Operational metrics.

- Real-time water level data during pumping and recovery intervals shows the well is doing okay.
- No contamination (intestinal bacteria, nitrate/nitrite) detected in water samples.
- The number and volume of water leaks has improved. This was made possible by investing in several projects that reduce the potential for leaks and enable leaks to be detected more quickly.
 - Past water year: 2 leaks totaling 140,000 gallons.
 - 2 years ago: 3.5 leaks totaling 210,000 gallons.
 - 3 years ago: 4.5 leaks totaling 483,000 gallons.
 - 4 years ago: 6 leaks totaling 910,000 gallons.