

Water Committee annual report May 2020

Announcements

- The water system accounts are moving in a good direction in line with the 30-Year Water System Plan. There is approximately \$17,000 in the capital reserve account; this account is for high-cost capital improvements (\$10,000 to \$75,000) that will be needed in the future. The emergency repairs reserve will reach the cap of \$10,000 in the coming year. There is approximately \$4,500 in the operating budget overrun, with 2/3rds of that to be used in the coming year. These balances were assisted by two \$5,000 donations over the last three years.
- The 30-Year Water System Plan was approved in early 2019 and has been available on the highlostine.com website; go to Water System and then Planning and Background Information. There is a separate two-page summary if you aren't interested in reading the full plan. The purposes of the plan are to document how the water system is managed, and to provide long-term planning that ensures the water system has adequate resources to maintain, operate, and improve the water system.
- The water committee thanks the membership for recent investments in the water system. The new controller and telemetry have corrected several long-standing and maddening problems. The in-well water level sensor and automated data collection system has provided very useful diagnostics for quantifying the strength of the aquifer and for earlier identification of leaks, and greatly decreased labor for monitoring the water level.
- The water committee, with assistance from owner Gary Willis, has revised the Fire Preparation and Response document. It will soon be posted on the highlostine.com website; go to HLOA activities and then Fire Committee. Owners are strongly encouraged to read this important information.
- Over the last two years Rick Welch has increasingly been involved in water system operations and is now the primary person for several operational tasks, with continued assistance from Fred Brockman and George Oja. The committee was not successful last year in contracting for professional assistance on the operations side of managing the water system, but continues to seek such assistance.
- Bobbie Bull is passing the water system liaison torch to Ron Polk. The liaison is responsible for ensuring the water system is in compliance with state regulations. Bobbie – with assistance from Gay Behnke, Dick Bull, Mickey McClendon, and Ron Polk – has served as the liaison for approximately 20 years. She also collected and maintained water system records for approximately 25 years. The HLOA owes Bobbie a huge debt of gratitude for her lengthy service.
- Water your grass, garden, or pond only during daytime hours. Avoiding night-time watering achieves the goal of a shorter residence time of water in the reservoir (complicated explanation omitted).

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

	March 31, 2019	March 31, 2020
Operating budget carryover	\$ 1,486	\$ 4,566
Emergency repairs reserve	\$ 5,592	\$ 8,602
Capital reserve account	\$ 7,490	\$16,766
Total	\$14,568	\$29,934

Table 2. Operating budget line-item report for past 12 months (April 1, 2019 to March 31, 2020). Lines 1-8 were planned projects.

Line item	Budgeted cost	Actual cost and explanation
1. Replace and upgrade telemetry system logic controller and display	\$ 2,500	\$2,700
2. Meter-setters for eight lots converting to meters with above-ground readout	\$ 2,000	\$1,882 Water account pays only for meter-setter purchase; owners with old meters pay for meter, labor, and other materials.
3. Redeploy well's water level sensor to correct depth	\$ 800	\$565
4. Install bypass, meter, & setter at reservoir main	\$ 2,500	\$0 Contractor unable to start project.
5. Install pump kill switch	\$ 400	\$293
6. Contract with part-time professional water operator	\$ 1,000	\$0 Three operators contacted – none interested. Will continue to seek an operator in water year 2020/2021.
7. Repair well house roof	\$ 0	\$59
8. Attach permanent ladder to inside of reservoir	\$ 0	Decided ladder needed to be stainless steel. Decided \$700 cost should be approved by Board so project was deferred to water year 2020/2021.
9. Base operations	\$ 2,060	\$1,335 (\$928 for 11 mo. electricity, \$127 pressure transducer, \$84 OAWU, \$150 water analysis, \$46 water manual copies)
10. Unanticipated repairs	\$ 2,060	Total \$1,102 <ul style="list-style-type: none"> • \$935 Feb. 2019 completion of a 2018 repair at a meter box. • \$167 Heater not working in wellhouse, resulting in some equipment damaged by frozen water. Repair to be completed in water year 2020/2021.
11. Emergency repair reserve contribution	\$ 2,060	\$2,060 transferred to emergency repair reserve.
12. Total	\$15,380	\$ 9,996 \$ 1,863 Meters purchased but not reimbursed* \$11,859

* Meters were not a budgeted cost in line item 2 because that cost was supposed to be reimbursed to the HLOA in the same year. However, owners were not billed and reimbursements were not received because the contractor was unable to start the project. Owners will be billed and reimbursements received in water year 2020/2021.

Table 3. Revenue and operating budget requests for water year 2020/2021 (April 1, 2020 to March 31, 2021).

Revenue request from 30-Year Plan*		Operating budget request	
Planned projects	\$ 5,304	Planned projects	\$ 5,304
Base operations	\$ 2,122	Base operations	\$ 2,122
Unanticipated repairs	\$ 2,122	Unanticipated repairs	\$ 2,122
Emergency repair reserve contribution	\$ 1,398**	Emergency repair reserve contribution	\$ 1,398**

Capital reserve contribution	<u>\$ 9,548</u>	Capital reserve contribution – not part of oper. budget	
Total	\$20,494	Subtotal	\$10,946
		Other funds for planned projects category:	
		Operating budget carryover [^]	\$ 3,133
		Reimbursement for meters ^{^^}	<u>\$ 1,863</u>
		Total	\$15,942

* Includes Plan's inflation adjustment but excludes \$1,000 for part-time water system operator.

** Up to \$2,122 is allowed; request of \$1,398 brings balance to the \$10,000 cap for this reserve.

[^] Of the \$4,566 in operating budget carryover, \$3,133 is requested to be spent, leaving a remainder of \$1,433 in the operating budget carryover.

^{^^} See line 12 of table 2 and asterisk note.

Table 4. Line item detail for planned projects category, for water year 2020/2021.

Line item	Budgeted cost	Justification
1. Degassing valve in wellhouse	\$ 600	Reduce potential for leaks.
2. Bypass, meter, & setter on main at reservoir	\$ 2,500	Reduce time to locate a leak on a main from days to a few hours. Contractor unable to start project last year.
3. Permanent ladder for inside of reservoir	\$ 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.
4. Installation cost for 350' of stronger main extending up to LRR-Tamarack intersection	\$ 6,500	Pipe is fatigued from water hammer prior to 2015 and overpressure event in 2018. (Pipe and couplers purchased in 2018.)
Planned projects subtotal	\$10,300	Provided in Table 3 Operating budget request as \$5,304 + \$3,133 + \$1,863 = \$10,300