

MEETING AGENDA



Location: 41 Ian's Way

Date: August 18, 2024

Time: 6:30 PM

AGENDA DETAILS

I. INTRODUCTIONS

- a. Accept minutes of last meeting
- b. attendance to insure quorum

II. NEW BUSINESS

- a. DES – per Chapter Env-DW 400 part ENV-DW 405 - Small Community Water System (CWS)
- b. Repercussions / costs (\$7,000 - \$10,000)
 - i. Testing
 - ii. Permit - \$300 per year (DES)
 - iii. Field Inspection every 3 yrs (DES)
 - iv. Design approval for all modifications by DES
 - v. Emergency Plan – reviewed annually and reported to DES
 - vi. Consumer Confidence Report - Due Annually to consumers and DES
 - vii. Administrative Record Keeping – Keeping a record of meter readings
 - viii. Cost for SecondWind
- c. Discussion
- d. Options
 - i. Accept decision
 - 1. Keep all records on website including mowing schedule etc.
 - ii. Hire and attorney (\$1500 - \$5000)
 - 1. Dissolve HOA – file all necessary paperwork with City/County/State
(Highly Recommended by the HOA Board of Directors)
 - 2. Contest the finding we are a PWU – because HOA does not own the wells or property
 - 3. Seek a waiver – Not likely to happen
 - 4. Split into two HOAs

III. OLD BUSINESS

- a. Dues payments / increase starts Immediately if we decide to accept DES
- b. Mowing Schedule is posted
- c. We had to buy a new generator for PH #1 – Cost \$850
- d. Steve replaced a pressure switch PH #1 – Cost \$40
- e. Pipe replacement SS – Cost ~\$3,000
- f. Retention Pond Clean-up and Maintenance – Easement Granted to City
– need to keep clear path for city to get to ponds for maintenance.

IV. CONCLUSION

- a. Next meeting as needed

Ian's Way HOA Annual Meeting

Sunday 8/18/24. 6:35pm-7:30pm

Members in Attendance:

#16 Joe/Pam Ferreira

#22 (absent) Mary Beth Blanchette

#25 Andy/Jenn Jackson

#26 Kevin/Karen Lindsay

#29 Justin Silva

#34 Steve Voce

#35 Beth Kuchinski

#40 Brittany Carville

#41 Don/Chris Hamann

#44 Joe DeFlumeri

#49 Ralph Crane

#50 Nicole Hickman

#53 Darcy Clay

#55 (absent) Steve/Judy Behre

#57 (absent) Tabitha Scott and Paul. New neighbors coming in next week

Minutes accepted from last/2023 annual meeting

New Business:

Discussion about board member meeting with DES back in March 2024 regarding being considered a public water system (based on their interpretation of 25 people, 15 houses with 2.5 people/house).

DES- per chapter Env-DW part ENV-DW 405- Small Community Water System (CWS)

Cost estimates a minimum \$7000-\$10,000/yr, per year for testing under the new guidelines. (This does not include Second Wind's additional charges). Costs would include: field inspections q3 years, design approval for any modifications, emergency plan, consumer confidence reports, extensive administrative record keeping, etc

Additional attorney fees (Don contacted 3). 1 said no, 1 was \$1500 retainer, 1 had a \$5000 retainer

Annual household expected charges would be ~\$2000/year

Recommendation of the HOA Board of Directors is to dissolve the HOA (as opposed to splitting into 2 HOA's, which would also be very costly and require extensive re-surveying, new deeds/insurance policies, etc). Other options are to contest the findings we are a public water supply (bc we don't own the wells or property), or to seek a waiver. Neither of these would likely be successful. Recommendation to dissolve the HOA has been looked at by 2 outside lawyers who also felt this was the best route to take

Unanimous vote by all 12 households present tonight to move forward and dissolve the HOA. All households signed petition to dissolve. This will be notarized

Proposal made for a new designation as Ians Way Neighborhood vs "HOA" (affects title and paperwork, but all "rules"/covenants remain the same, water/field mowing responsibility, etc)

We will need to retain an attorney for all administrative/legal documentation, etc

Old Business:

Mowing schedule- continues as is, no changes to remainder of 2024 season

PH1 needed a new generator, purchased for \$850 at the end of winter

Stainless steel pipe replacement- in progress, \$3000 cost. Steve doing this work

New pressure switch required for PH1 \$40

Retention Pond- cleanup and maintenance. Ians Way had an "easement" created when the development was initiated in ~2003, that the city is responsible for any maintenance needed. We just need to keep a clear path direct to the pond so the city can access it

Current Officers/ Other Board Members:

Don Hamann, President

Ralph Crane, Treasurer

Jenn Jackson, Secretary

Beth Kucinski, Board Member/Director 4

Andy Jackson, Board Member/ Director 5

Joe DeFlumeri, PH Manager

As part of the HOA dissolution moving forward, we will have 2 separate checking accounts and 2 separate parties for "neighborhood" leadership (on the north and south sides of the street), TBD at future date

| Test | Test Location | Cost per Test | X 2 Wells | Number of Tests Required | Tested Monthly | Tested Quarterly | Tested Semi-Annually | Tested Annually | Every 3 Years | Cost per Well | Cost for two Wells | Cost per Month | Cost per Quarter | Cost Semi Annually | Total Cost 1st Year | Cost Every 3 Years |
|--|---------------|---------------|-----------|--------------------------|----------------|------------------|----------------------|-----------------|---------------|---------------|--------------------|----------------|------------------|--------------------|---------------------|--------------------|
| Bacteria Monitoring | Well | \$ 15.00 | 2 | 12 | 1 | | | | | \$ 15.00 | \$ 30.00 | \$ 30.00 | \$ - | \$ - | \$ 360.00 | \$ - |
| Lead and Copper* | Homes | \$ 30.00 | 2 | 5 | | | 1 | | | \$ 150.00 | \$ 300.00 | \$ - | \$ - | \$ 300.00 | \$ 600.00 | \$ - |
| Lead and Copper* | Homes | \$ 30.00 | 2 | 3 | | | | 1 | | \$ 90.00 | \$ 180.00 | \$ - | \$ - | \$ 180.00 | \$ 180.00 | \$ - |
| Nitrate | Well | \$ 12.00 | 2 | 1 | | | | 1 | | \$ 12.00 | \$ 24.00 | \$ - | \$ - | \$ - | \$ 24.00 | \$ - |
| Triennial Nitrate | Well | \$ 12.00 | 2 | 1 | | | | 1 | | \$ 12.00 | \$ 24.00 | \$ - | \$ - | \$ - | \$ 24.00 | \$ - |
| VOC (Volatile Organic Compounds) | Well | \$ 120.00 | 2 | 4 | | 1 | | | | \$ 120.00 | \$ 240.00 | \$ - | \$ 240.00 | \$ - | \$ 960.00 | \$ - |
| SOC (Synthetic Organic Compounds) | Well | \$ 650.00 | 2 | 1 | | | | 1 | | \$ 650.00 | \$ 1,300.00 | \$ - | \$ - | \$ - | \$ 1,300.00 | \$ - |
| IOC (Inorganic Compounds) | Well | \$ 300.00 | 2 | 1 | | | | 1 | | \$ 300.00 | \$ 600.00 | \$ - | \$ - | \$ - | \$ 600.00 | \$ - |
| RADs (Radiologicals - Uranium, Reduim) | Well | \$ 350.00 | 2 | 2 | | 1 | | | | \$ 350.00 | \$ 700.00 | \$ - | \$ 700.00 | \$ - | \$ 1,400.00 | \$ - |
| PFAS | Well | \$ 300.00 | 2 | 2 | | 1 | | | | \$ 300.00 | \$ 600.00 | \$ - | \$ 600.00 | \$ - | \$ 1,200.00 | \$ - |
| DBPs (Disinfection Byproducts) | Well | \$ 120.00 | 2 | 1 | | | | | 1 | \$ 120.00 | \$ 240.00 | \$ - | \$ - | \$ - | \$ - | \$ 240.00 |
| HAA5 | Well | \$ 120.00 | 2 | 1 | | | | | 1 | \$ 120.00 | \$ 240.00 | \$ - | \$ - | \$ - | \$ - | \$ 240.00 |
| | | | | | | | | | | | | | | | \$ 6,468.00 | \$ 6,528.00 |
| Permit to Operate per Household \$45 | | \$ 45.00 | 2 | 15 | | | | | | | | | | \$ 1,350.00 | \$ 7,818.00 | \$ 7,878.00 |
| | | | | | | | | | | | | | | | | |
| Permit to Operate per Household \$11 | | \$ 10.00 | 2 | 15 | | | | | | | | | | \$ 300.00 | \$ 6,768.00 | \$ 6,828.00 |
| Second Wind Contract | | | | | | | | | | \$ - | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | \$ 521.20 | \$ 525.20 |
| Cost per Household | | | | | | | | | | | | | | | \$ 451.20 | \$ 455.20 |