

WPWC BOARD MEETING MINUTES
SEPTEMBER 18, 2021

Meeting called to order at 10:00am. Board members present were Sean Kearney, David Eicher, Tracey Nielsen, Max Nichols. Absent were Todd Billings and Michael Wagner. Guests were Steve and Jerilee Stocking, Richard Smith, Susan Kearney, Vaunie Clyde.

ITEM 1 – **FINANCIALS** – an in-detail explanation of income expenses and budget. A summary of A share (\$14,000) and B share (\$9000) dues. Income also included \$25,000 from the AGA toward well sharing, the loan payment from the WPPOA, past due fees paid, impact fees and miscellaneous items. Income for the 5 months ending Aug 31, 2021, totaled \$60,050.41. Total expenses were \$8,992.95, including \$1266 for sampling, \$1288.91 for maintenance, bookkeeping \$1800 and miscellaneous of \$2700.50. Most of the miscellaneous expenses consisted of monies included by shareholders that were in fact payable to the WPPOA. There was one expense outstanding for which no invoice has been received to date for repairs to the McLellan water line connection. Bank balance as of August 31, 2021 was \$130,478.57

ITEM 2 – **AGA WELL SHARING AGREEMENT** – The AGA has purchased water from developer that may be drawn from the WPWC wells as per agreement signed between developer and WPWC in the late 1990s early 2000s. The effect on the Whispering Pines POA was discussed at length. Richard Smith questioned whether drawing irrigation water would affect the pressure in the WPPOA sections of piping. Sean pointed out pressure at the highest point in the system remained 45 psi while irrigation was taking place. Contributions by AGA toward maintenance of the system were detailed.

ITEM 3 – **SAMPLING AND CONSUMER ISSUES** – a brief explanation of the annual Consumer Confidence Report (available on the website) and the variety of testing done to ensure safe water.

ITEM 4 – **B SHARE ISSUES** – the new control system at the B station. A solar powered lock and card swipe access. Allows for lower cost replacement of lost cards (\$5 versus \$25), deletion of lost cards to prevent unauthorized use, and control of access by non-paying shareholders. A brief explanation of impact fees (both B and A shares)

ITEM 5 – **CAPITAL INVESTMENTS** – replacement of the shed attached to the upper well containing electronics, upgrading of controls. A lack of followup by providers of the electronics was noted.

ITEM 6 – **BOARD COMPOSITION** – Max Nichols tendered his resignation. David Eicher tendered the resignation of Todd Billings

ITEM 7 – **RATES** – in 2018 rates were discussed at length and a hybrid rate system was determined upon wherein a fixed combined total of water and POA dues was determined for residents of WP3. As needed the fees due to each company could be adjusted within that fixed amount. Members was told the rates would remain at the fixed level for 5 years. Members of both Boards then began discussing a rates change to go into effect in 2022 or 2023.

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