

Whispering Pines Water Company Meeting
1/15/2022

- Called to order: 10:05 by Sean Kearney
- Board Members in attendance: Sean Kearney, David Eicher, Mike Wagner, Tracy Nielsen absent.
- Others in attendance: Barry Bessie, Mike Gerhardt, Dave Taylor, DEann Taylor, Trent Hanna, Kyson Koop, Todd Billings, Dave Simpson, Heidi Simpson, Jerilee Stocking, Steve Stocking, Vaunie Clyde, Gail Breese, Alan Breese, Ruth Gardner
- Reading of minutes: Accept the meeting minutes form 9/18/2021
- Vote to approve minutes: Sean proposed, Mike Wagner seconded. Board approved.

Item	Action
Please let us know if you are interested in becoming a Water Board Member. We need some help? We need people to work with the projects. I.e. infrastructure, tanks, bidding process.	Contact Sean Kearney
Sean addressed the issues of our fee structure. Rates were cut in 2019. Reason: made it more equitable between the POA and the Water Company.	
Description of the difference between A share and B shares. 129 A shares. B share station description and location. 150 B shares. Electronic gate access explained for the B shares.	
Proposed Budget 2021 and actual discussed. Proceeded through the financial documents	Sean gave access to all in attendance to the financial documents and invited their perusal.

Item	Action
<p>AGA: Aspen Grove Associates is the entity who purchased water rights in our wells from the developer of Whispering Pines 3, Tom Fassio. Sean gave a history of AGA's existence and their purchases and association with the Water Company. Well sharing agreement is available for perusal. AGA has no right to our storage tank. Small system operator (Sean) makes the decision as to protecting WP's water and storage rights. AGA sold the land across from the pond to another entity, including 10 acre feet of water.</p>	<p>Please request a copy of the well-sharing agreement by contacting us at info@wppoa.net</p>
<p>Water usage. Less than 5 million gallons used in the development. 20 million gallons on the ground. Possibly need a new tank to store more water. Question: How long does it take to build a water tank?</p>	<p>Sean responded with some possibilities.</p>
<p>Infrastructure: Do we need to raise the rates? Sean gave a history of the piping and construction of the water system. Do we need to upgrade the system? Minimum is now different than when the system was constructed. We need to consider upgrading a section at a time. Mike asked did we find the leak we were looking for? AGA's leak will be covered by them. Now have a meter to monitor exactly how much water goes onto the ground. Question asked, How are we going to pay for the infrastructure costs? Some money from the water company accounts \$50 thousand. \$70,000 from Impact fee from Meadow road properties. Borrow at 0% interest, grants. Suggestion to utilize the gradual upgrade approach instead of the catastrophic.</p>	
<p>Thoughts on raising rates 10% for the upcoming fiscal year.</p>	<p>A share metered FT \$190, PT \$170.00, No meter \$90. B share \$75. Sean motioned to accept, Mike Wagner seconded. Board approved</p>
<p>Open floor:</p>	

- Meeting Adjourned: 11:10 a.m.