

Lake Forest Estates Clean Water District
Board of Director's Meeting
October 12, 2023 at 6:00 pm
lfecwd.office@gmail.com
573-483-9833

Call to Order: Chairman Mark Basler

Roll Call: Mark Basler, Jim Donze and Don Kuehn present. Eric Kelley and Bruce Giesler absents with notice.

Approval of Agenda: Motion made by Don Kuehn. Seconded by Jim Donze. Motion passed with all in favor.

Approval of September Minutes: Motion made by Jim Donze. Seconded by Don Kuehn. Motion passed with all in favor.

Special Presentation: Jordan Ricks with Viking Industrial Painting

On October 5th, 2023 I inspected both the exterior and interior of the water tank.

Structurally, it is sound, it needs sandblasting and painting only.

The staining seen in the pictures (submitted) is from the roof. The beams are not welded to the roof, this is very common.

Discussion ensued with the result of the final decision from the Board of Director's scheduled for January or February 2024.

Q: Wayne Basler: Does the epoxy need to be a certain temperature in order to paint?

A: Jordan Ricks: Yes, between 60-80 degrees

Office Administrator: Julie Orrick

- Receivables: \$22,346.92 Due date is October 19th.
- Our software program for the water/wastewater will now send the invoices directly with a link to enter your account directly. The new invoices will be sent in late December 2023. The program also has text capabilities to send alerts directly instead of going through the Remind system for all property owners.
- There is \$19,000,000.00 in grant money offered by the EPA. We are putting together a request for a security system and an emergency measure to address power outages for the District.

Property Manager: Tom Duro

Well #1 pumped 1,166,000 gallons of water

Well #2 pumped 1,084,200

For a **total** of 2,250,200 gallons

- The lagoon and wells running well.
- On Sunday, September 24th at 2:00 am, a water main broke on Cedar Circle. It was repaired between 9 am – 3 pm that day. The pipe broke due to being placed on a rock that eventually rubbed through. Jim Donze spoke up and commented that Jokerst Landscaping arrived at the location at 2:30 am to shut the water off and then came back later that morning to assist in the

repair. "We are fortunate to have Ethan come out and help, he's a lot owner here and does a lot of business in Lake Forest".

Treasurer's Report: Don Kuehn

- Financial reports were read.
- Motion made by Jim Donze to approve the financials. Seconded by Mark Basler. Motion passed with all in favor.

Communication Received: Don Kuehn

- Email received concerning water softener or pressure problems due to over chlorination.
A: Per our certified water operator, we chlorinate 1 ½ parts per million, the maximum is 4 parts per million. He does not believe we are over chlorinating. This is set according to the MDNR to avoid bacteria in our water system.

Open Forum: Don Kuehn

Q: Noreen McGraw – Why doesn't our water usage equal our wastewater usage; shouldn't it be 50/50?

A: The water has a base rate **plus** usage (for the 4th quarter). The wastewater amount is based on the USDA loan which is set at \$82.00 per residence, per month by the time construction is complete.

A: Don Torretti: It is also much more costly to treat wastewater versus water.

Old Business: Mark Basler

- The current state of the water district was discussed with a hand-out given to each attendee (attached). The base rate on the quarterly water/wastewater invoice is our budgeted amount only. It does not cover replacement or large ticket repairs on our equipment. A water pump replacement alone would be between \$8,000-\$12,000.00 when needed.
- The base rate will be kept at \$15.95 per month (\$47.85 quarterly) but they have decided to adhere to the recommendations of the MDNR and charge for usage. It is important to the Board to keep the rate low until we have monitored it for one full year. The rate that will be voted on tonight is **\$.85 per 1000 gallons**.
- The District engineer audited the summer water usage per home. The average usage is 5,000 gallons per month, using this data, the amount would be \$4.25 per month, plus base rate.
Q: Ray Joggerst - We have 291 homes in LFE, this would only give \$14,841.00 over budget each year, is that enough?
A: To get the District in compliance with the MDNR, we need to begin the usage charge. We wanted to set it low for the audit stage, we may need to visit the rate again in 2025 but for now, this is what we would like to start with.
- Motion made by Don Kuehn to set the water usage rate at \$.85 per 1000 gallons per month, plus the current base rate of \$15.95. Seconded by Jim Donze. Motion passed with all in favor.

New Business: Mark Basler

- The meter and backflow preventor for the pool has been installed at a cost of \$531. The final cost of the yolk (IMCO) and the installation (Winkler Plumbing) has not been submitted.

Adjournment: Motion to adjourn at 6:42 pm was made by Jim Donze. Seconded by Don Kuehn.

Motion passed with all in favor.

Please note that the Board of Trustees may adjourn to close sessions pursuant to the Revised Statutes of the State of Missouri to discuss legal, confidential or privileged attorney-client pursuant to Section 310.021 (1), real estate matters pursuant to Section 610.021 (17) or for any other reason allowed by Missouri Law.

Current state of the Water District for monthly income and expenses:

Current: \$15.95 per residence (291 homes) x 291 = \$4641.45

2024 Budget shows \$4610.00 per month for water expenses, we are currently running \$31.45 short.

Proposal: Base rate of \$15.95 will remain

Plus \$.85 per 1000 gallons of water usage

Average consumption for summer usage is 5000 per home

\$15.95 Base

\$ 4.25 For 5000 gallons of water (\$.85 x 5 = \$4.25)

\$20.20 Total per month

2024 Projected Monthly Budget for the Water District

\$4610.00 for all water expenses @ \$15.95 (\$55,315.00 yearly)

\$1236.75 for rated water (\$14,841.00 yearly)

\$5846.75 projected monthly income (\$70,161.00 yearly)