

LAKE FOREST ESTATES CLEAN WATER DISTRICT

Board of Director's Meeting

December 9, 2021

Lfecwd.office@gmail.com

Next Board Meeting: January 13, 2022

Call to Order: by Chairman Mark Basler at 6:00 pm

Roll Call: Mark Basler, Jim Donze, Don Kuehn, Eric Kelley / Bruce Giesler unable to attend

Agenda: Motion to approve by Jim Donze. Seconded by Eric Kelley. Motion passed with all in favor.

Approval of Previous Meeting Minutes: Motion to approve by Jim Donze. Seconded by Eric Kelley. Motion passed with all in favor.

Office Administrator's Update: Julie Orrick

- LIHWAP (low-income household water assistance program)
- Under <https://mydss.mo.gov> there is a fillable application for up to \$750 a year to assist you with your water bill, should you qualify.

Property Manager's Update: Tom Duro

Well Reading:	Well #1	475,000 gallons
	Well #2	711,200 gallons
	Total	1,186,200 gallons

- I have packaged up a compressor to send to Memphis, TN for repair or replacement

Treasurer's Report: Eric Kelley

- Reports were read (reports made available to all attendees)
- CWD Budget committee will meet in late December to review/revise the 2022-2023 budget
- The District received the final \$36,000.00 from LFE, the District will begin billing quarterly at the end of December 2021 for the 2022 year to meet the annual fiscal budget

Communication Received: Don Kuehn

- Don addressed emails received
- Will there be a flat fee for undeveloped lots in LFE? No, only those who need a water/ww connection will be billed the flat fee and eventually billed according to metered water.
- Will the quarterly costs be offset by reductions to the annual association assessment fee? At this time, to our knowledge, the LFE Board has not made a decision on the assessment fee.
- Why would full time residents with large home and big families pay the same fixed cost as retirees who have small homes and spend less time at the lake? In order for the District to prove to the USDA and the MDNR (which is a requirement) that we have income generated for our loan payment, we needed to begin billing before the meters are set in place. This is a temporary fix; these payments should not extend beyond the point where the last meter is in place and the billing software is set up.
- How soon will the meters be installed? As soon as the approved ARPA funds are released to the District, we will send out RFP's and begin the process. We've already met with one meter company today and are waiting for two more responses.

- Is the billing in advance or will it wait until the end of the quarter? Billing is in advance, invoices will go out the end of December for payment due by January 20th before late fees are implemented.
- How can I find out where the sewer lines run on our property? Please contact Tom Duro, he may be able to assist.
- Will the water level on Lake Marion be lowered as part of the construction project? The District has not received the final Engineers Report so at this time, we cannot answer that question.

Questions directed to the Board during the meeting:

- Can I dig a well on my own property? No, according to the LFE covenant, personal wells are not allowed.
- Looking at the User Agreement, the paragraphs are out of alignment. The District will send this to our attorney to revise, thank you for pointing this out.
- The User Agreement states that there are rules and regulations, where are these posted? The District adheres to the “Rules of Department of Economic Development” Division 240/Chapter 13. These can be found online at mo.sos.gov Julie will also post these on the CWD bulletin board in the club house.
- Will personal water irrigation used with lake water be metered? No, only water that runs through the District meters be billed.

Old Business: Mark Basler

- ARPA Fund: Ste. Genevieve attorney/general counsel requested that an application be submitted in order for the final authorization. This was submitted the middle of November.
- Election: Eric Kelley has agreed to run for the Board a second term. If anyone chooses to run against Eric, the Ste. Genevieve election closes on December 28th.

New Business: Mark Basler

- Meters: The Board met with the first meter company today, we will review two more systems before the final decision.
- Meter RFP: The bid submission is good for 30 days due to supply and demand. We will take bids once we are funded with the ARPA money.
- USDA revised budget: The budget now is estimated at \$7,395,415.00 for the Wastewater System Improvement.
- User Agreement must be received by December 21st.
- Energy Assessment Meeting: Loyd Rawlings from Missouri Rural Water Association spent at least three hours looking over our water/ww facilities. The District has not received the written report yet but via a phone call, we have a STELLAR facility and the report will show very little that the CWD can do to improve the energy portion of The District. Mark Basler pointed out that Tom Duro is to thank for this, HE is the one who does the STELLAR job.
- A CWD drop-box was installed in the entrance of the club house. You can use this for the User Agreements and for The District billing deposits.
- Plans for an RFP for the Meter PITS on hold until the ARPA funds are received.

Adjournment: Motion made by Don Kuehn. Seconded by Eric Kelley. Motion passed with all in favor.

Please note that the Board of Trustees may adjourn to close sessions pursuant to the Revised Statues 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.