

ALMANOR HEIGHTS MUTUAL WATER COMPANY BOARD MEETING MINUTES

Sunday 11-23-2025

Zoom meeting

Board members present on Zoom : Tom Garcia, John Fourcroy, Rick Cole, Dan Bay & Michelle Brazil
Board members absent: None

The meeting was requested by Tom Garcia and called to order by Tom at 5:00 PM

Tom Garcia informed us that the generator had stopped working and needed a new battery which was replaced and the company that replaced it will also change the oil. Basic ongoing maintenance.

Bat removal on the pump house was completed and we should all keep an eye out for any indication of their return such as bat droppings. (Stone Ridge Termite guarantees their work for three years)

Whenever one of us is at Prattville and if you have the time go to the pump house if it has not been done in the last week or so write down the meter reading, the time and date on the log. You can text to Tom and he will update and review to insure all is good with the amount of water being used.

We received the bid from the first contractor for the waterline replacement for about \$750,000. We need to see if there are any grant possibilities and Tom still needs to follow up with the county as he believes they can help him set up an assessment district then we could spread the cost of about \$15,000 per property over a 15 year period. Tom had spoke to the public works director in September of this year who said he didn't think they would want to set up an assessment district for us but said he would think about it and talk about it so Tom will follow up with him. Tom also stated that the bid would not be any good as the bid was good for 60 days.

Tom explained how assessment districts work and how the county would offer the bonds to the public at a lower rate than what a small district such as ours would obtain. Tom estimated an additional 20% for the cost of putting the package together and did not feel it is unreasonable to ask the county to put this together for us.

There was discussion regarding the water lines from the new main line to the houses, which was determined not to be a problem unless there is an existing issue. It is the property owners responsibility for the water line from the main line to the house.

We discussed the \$50,000 cost for tree removal and if that should be added to the total package and included in the assessment district or if we should start removing trees beginning this year and spread over a five year period at a cost of \$10,000 per year, the funds would come from the \$70,000 in savings and the net profit of about \$5,000 per year. We discussed if each property owner should be responsible for the trees on their property and it was determined that the water company should absorb the costs, however property owners should be notified that any tree removal costs going forward after the initial tree removal would be their responsibility.

Tom asked if we want to do another rate increase to assist in paying for the tree removal. If not we will deplete our reserve savings, unless we wrap the tree removal cost in the assessment district.

For transparency purposes Tom will draft an email to all property owners advising of the \$750,000 water line cost plus the \$50,000 tree removal cost and that the board will be looking at options for funding this project and or the possibility of increasing annual fees to pay for tree removal.

With no other items to discuss the meeting was adjourned at 5:22.

Dan L Bay
Secretary