

## LAKE LIMERICK COUNTRY CLUB -WATER COMMITTEE MEETING

**Minutes** of September 9, 2023, 8:30 am – 10:20 am

**Meeting Location:** Online by Zoom for Committee & Community Members

**Call to Order:** Meeting called to order by Chairman Kelly Evans.

**Members Attending:** Chairman Kelly Evans, Secretary Anne Moen (excused), Treasurer Sue Hearron, Wally Montz, Don Bird, and Dan Cossano (excused)

**Board Members:** John Ingemi, Dean Dyson

**Employees Attending:** Water System Manager Chris McMullen, and CAM- Roger Milliman

**Guests:** -none-

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### APPROVAL OF MINUTES –AUGUST 2023:

\*A motion was made by Sue Hearron to approve August 2023 meeting minutes. Seconded by Wally Montz, carried with no nays.

### COMMENTS FROM THE CHAIR:

- Office was very busy this last month due to budgets, audit and other activities.
- Multiple meetings were held to discuss the Navy project - details in Closed Session for legal issues.
- There will be a Special Meeting September 30 for Budget Review for the community.
- Kelly working on draft task chart for future tasks and projects.

### BRIEF CAM REPORT

Water CAM report 9-9-2023

- The Navy trestle project is complicated. Our attorney is researching the property relations among Lake Limerick, Mason County and the Navy.
- Lake Limerick has been in contact with a number of congressional representatives to explain Lake Limerick's situation.
- Lake Limerick maintains that having a temporary mainline during the Navy's construction and a permanent replacement mainline after construction is critical to the Lake Limerick Water System operation.

- The matter of who pays for the work is under discussion and Lake Limerick maintains it is the Navy's responsibility to pay for the work since it is their project to reinforce the railroad trestle.

#### COMMENTS / QUESTIONS FROM GUESTS

N/A

#### FINANCIAL REPORT: SUE HEARRON

- Because the Office accountant position has not been filled, the Office staff are having to work on the audit as well as normal billing and other operations and has not had time to prepare the complete Water Financials.
- The information that Sue and Esther have reviewed indicate the Water accounts are within an acceptable range.
- As of 8/31/23 the A/R has a balance of \$5,920.93 total on 140 accounts that are overdue by 90 days. The office staff continues to work on collections and notices.

\* Motion to approve the financial report as presented with limited data made by Don Bird.  
Seconded by Wally Montz, carried with no nays.

#### WATER SYSTEM MANAGER'S REPORT: CHRIS MCMULLEN

**1) Managers' Report & Consumption Spreadsheet** – See attached *July's spreadsheet and Managers Monthly Report*.

- Operational well sites are working well.
- Lots of Locate requests during the last month.
- Monthly water samples came back satisfactory.

**2) Project Status:**

- **Water meter replacement for Well #4** - Meter still hasn't been received but was ordered.
- **Well #2 Repair** – Well #2 continues to be offline but Coast Controls will be working on it starting 9/18. The generator at Well #2 has been decommissioned and removed by Legacy Power Systems.
- **Privacy Fencing at Well #3** – Chris has located a new contractor and has requested they provide a quote.
- **Well Output Testing Contract** - Chris has received a verbal quote of approximately \$60,000.00 to complete the job. Chris intends to contact the well testing company again to get an updated proposal and quote.

**3) Maintenance Status:**

- **System Leaks and Repairs** – Chris rented a mini excavator for a week to repair two leaks and investigate another flow to determine if it is a water leak or a

natural spring. He also used it to find a water service connection for a home on Saint Andrews because the water system site records were inaccurate.

#### 4) **New Information-**

- **Plate compactor failed** - The plate compactor failed during the leak repairs and needs to be replaced. According to Jeff, the LLCC mechanic, it is not repairable. Cost would be \$2,500 to \$3,500. Water Committee agreed that amount is within the Water Manager's authorized limit and approved proceeding.

#### CORRESPONDENCE FROM MEMBERS INCLUDING ONE-TIME FORGIVENESS REQUESTS

- No correspondence this month.

#### **Motions to the BOD from August 12<sup>th</sup> WC Meeting**

- A motion was made by Dan Cossano to approve the revised 2023 -2024 draft Operating Budget, Capital Project Budget, and Rate Revision "E". Seconded by Anne Moen, carried with no nays.
- A motion was made by Don Bird to approve the attached PAR requesting upgrades to the SCADA system beginning with the shop and well #2, these two sections are not to exceed \$12,000.00. Seconded by Dan Cossano, carried with no nays.
- A motion was made by Don Bird to support the rapid implementation of fire flow by testing the selected hydrants that can meet sufficient flow while maintaining adequate water pressure. Seconded by Dan Cossano, carried with no nays.

#### **Action Items:** New format for tracking commitments

- Kelly showed a draft of a possible task and project list. Kelly to send out a copy to committee members for review.

#### UNFINISHED BUSINESS:

##### 1) **Water System Plan –**

- Lydia Bower, NWS is on vacation until September 18<sup>th</sup>. Kelly previously sent our few remaining comments to her and expects her to incorporate those in the Draft WSP and send to DOH for comments when she returns.

##### 2) **Navy Trestle –**

- Roger gave an update (see above).

##### 3) **Water Committee Task Chart –**

- As mentioned above, Kelly showed a draft of the Task Chart format and will send to committee for review.

## NEW BUSINESS

### 1) Fire Flow Rapid Implementation

- The CAM indicated that the Fire Chief would like to meet to discuss the fire hydrant testing so that hydrants can be put back online after testing.

### 2) Well #4 Production Report Revisions

- Chris and Don discovered after review of the well logs and monthly consumption reports that the Well #4 source meter has been underreporting the source flow from the Well #4 well for over a year. There was some discussion about whether this should be included in the new WSP and reported to DOH. It was decided to discuss this with Lydia Bower when she returns from vacation.

### 3) Well #1 Production Issues

- Chris indicated that Well #1 well pump has not been producing as much water into the tank as fast as expected. During the July 4<sup>th</sup> fire on McEwan Rd. the Well #1 fire hydrant “filling station” was used and that Well #1 could not keep up with the demand. The proposed well tests will help determine why this is occurring.

### 4) Equipment Purchase PAR

- There was discussion about the PAR for the new backhoe. Need to verify that both the Board and Water Committee have approved the PAR for the backhoe before proceeding with purchase. Once the Budget and the PAR has been approved that purchase can proceed. The Water Committee has included their portion in the 2023-2024 Budget and there are funds available in the Water reserve account.

## TOPICS FOR NEXT MEETING

N/A

## ANNOUNCEMENTS

**Next meeting:** October 14, 2023 @8:30 AM

**Location:** Zoom for committee members and guests.

**Events:** HOA Special Budget Review Meeting September 30, 2023 at 9:00 AM.

**Closed Session to discuss personnel and / or legal issues:**

\* Motion to go to closed session made by Don Bird, seconded by Sue Hearn, carried with no nays.

**Motion to return to open session**

\*Motion to move to Open Session made by Wally Montz. Seconded by Sue Hearn, carried with no nays.

**Motions from closed session (approval if necessary)**

No Motions were made in Closed Session.

**Adjourn:**

\*Motion made by Wally Montz to adjourn the meeting. Seconded by Sue Hearn, carried with no nays.

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**Action Items**

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We did not review at this meeting.

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**Motions for the Board**

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There were no motions to the Board this meeting.



## Manager's Report August 2023

The condition of the water system is good, with reliable water availability to the customers.

All Well sites are up and running appropriately.

SCADA is regularly monitored and operated throughout the 24 hour period.

### **Well Conditions:**

- ✚ **Well #1** is operating “normally.”
- ✚ **Well #2** Offline
- ✚ **Wells #3A/3B** are operating “normally”
- ✚ **Well #4** is operating “normally.”
- ✚ **Well #5** is operating “normally.”
- ✚ **Well #6** is operating “normally.”

LLWS had 16 locates and 0 Emergency locate.

Well Site 2- Coast Controls will be onsite September 18<sup>th</sup> for two to three days.

Monthly coliform samples came back satisfactory.

Repaired 2 Service Leaks on Dartmoor.

Found the water service for 1561 E St. Andrews.

Well Site 2- Generator has been removed.

Possible plate compactor purchase.



### Electrical Usage in KWh

	Jan.-23	Feb.-23	Mar.-23	Apr.-23	May-23	Jun-23	Jul-23	Aug.-23	Sept.-23	Oct.-23	Nov.-23	Dec.-23	Total
Well #1	1,148	1,014	1,112	1,001	951	1,996	776	928					8,926
Well #2	1,025	893	1,254	1,700	945	605	49	81					6,552
Well #3	3,525	1,519	1,642	1,468	3,808	9,565	12,721	10,244					44,492
Well #4	3,393	3,913	4,580	4,127	5,335	4,885	5,357	4,913					36,503
Well #5	1,258	1,100	1,213	1,101	1,180	1,071	136	22					7,081
Well #6	9,407	8,481	8,931	8,263	14,803	3,564	4,628	7,170					65,247
<b>total:</b>	19,756	16,920	18,732	17,660	27,022	21,686	23,667	23,358	0	0	0	0	168,801

### Gallons Per Kwh

													Gal/Kwh YTD
Well #1	0	0	0	0	18	278	528	555					172
Well #2	0	0	0	0	0	0	0	0					0
Well #3	234	0	0	0	261	387	427	417					216
Well #4	422	434	430	445	443	556	551	541					478
Well #5	0	0	0	0	0	0	46	0					6
Well #6	212	210	210	216	221	174	182	201					203
<b>total:</b>	215	206	205	205	246	350	408	380	AVG Gal/Kwh combined =				<b>284</b>

### Historical Data

	Pumped	Sold	Loss
2010	69,790,309	66,840,300	4.2%
2011	60,958,882	56,483,665	7.3%
2012	57,963,886	54,775,298	5.5%
2013	56,859,553	54,275,297	4.5%
2014	62,649,611	60,973,228	2.7%
2015	66,109,416	61,749,171	6.6%
2016	66,784,811	62,157,037	6.9%
2017	64,963,044	62,010,322	4.5%
2018	67,149,235	64,162,480	4.4%
2019	79,119,500	61,189,708	22.7%
2020	71,162,988	65,090,958	8.5%
2021	0	0	#DIV/0!
2022	0	0	#DIV/0!
2023	0	0	#DIV/0!
2024	0	0	#DIV/0!
2025	0	0	#DIV/0!

Updated March 7, 2019 per Water Use Efficiency Guide Book Third Edition (Jan. 2017)  
per WSDOH Division of Environmental Health Office of Drinking Water Pub. DOH 331-375  
**Distribution System Leakage Notes: All Repaired 1. 1" water service to 440-450 Penzance Road February 2023.**

**Notes:**

[1] Well 4 source meter failed on 6/5/23. Use Booster Meter Readings instead.

LAKE LIMERICK WATER SYSTEM

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As Of Period Ending 8/31/2023

Cycle: (All)

Sorted By: Account Number

Subtotaled By: Service Type, Category

Unfinalized transactions exist. Changes to these transactions may alter this report.

	Current	30 days	60 days	90+ days	Balance
<b>MLRR</b>					
Adjustment					
Adjustment Totals	13.63	0.00	8.00	0.00	21.63
Adjustment Number of Accounts	2	0	1	0	3
Balance Transfer					
Balance Transfer Totals	0.00	0.00	0.00	43.30	43.30
Balance Transfer Number of Accounts	0	0	0	2	2
Charge					
Charge Totals	3,093.48	0.00	2,125.07	3,249.55	8,468.10
Charge Number of Accounts	443	0	192	73	443
Overpayment					
Overpayment Totals	-1,024.42	-465.78	-135.60	-966.19	-2,591.99
Overpayment Number of Accounts	121	26	15	26	168
<b>MLRR Totals</b>	<b>2,082.69</b>	<b>-465.78</b>	<b>1,997.47</b>	<b>2,326.66</b>	<b>5,941.04</b>
<b>MLRR Number of Accounts</b>	<b>565</b>	<b>26</b>	<b>207</b>	<b>99</b>	<b>612</b>
<b>WATER</b>					
Adjustment					
Adjustment Totals	196.98	0.00	104.00	548.06	849.04
Adjustment Number of Accounts	3	0	2	15	20
Charge					
Charge Totals	19,526.91	0.00	15,274.80	12,371.52	47,173.23
Charge Number of Accounts	384	0	164	64	385
Late Fee					
Late Fee Totals	0.00	0.00	0.00	53.53	53.53
Late Fee Number of Accounts	0	0	0	1	1
Miscellaneous Charge					
Miscellaneous Charge Totals	596.00	0.00	0.00	382.44	978.44
Miscellaneous Charge Number of Accounts	2	0	0	5	7
Overpayment					
Overpayment Totals	-6,851.82	-5,094.50	-2,502.82	-10,814.07	-25,263.21
Overpayment Number of Accounts	139	70	42	65	226
<b>WATER Totals</b>	<b>13,468.07</b>	<b>-5,094.50</b>	<b>12,875.98</b>	<b>2,541.48</b>	<b>23,791.03</b>
<b>WATER Number of Accounts</b>	<b>527</b>	<b>70</b>	<b>206</b>	<b>130</b>	<b>615</b>
<b>WCR</b>					
Adjustment					
Adjustment Totals	8.77	0.00	4.00	0.00	12.77
Adjustment Number of Accounts	2	0	1	0	3
Balance Transfer					
Balance Transfer Totals	0.00	0.00	0.00	23.79	23.79
Balance Transfer Number of Accounts	0	0	0	2	2
Charge					
Charge Totals	1,500.07	0.00	1,026.52	1,770.29	4,296.88
Charge Number of Accounts	432	0	188	75	432
Overpayment					
Overpayment Totals	-626.97	-303.63	-111.81	-741.29	-1,783.70
Overpayment Number of Accounts	123	32	20	39	182
<b>WCR Totals</b>	<b>881.87</b>	<b>-303.63</b>	<b>918.71</b>	<b>1,052.79</b>	<b>2,549.74</b>
<b>WCR Number of Accounts</b>	<b>556</b>	<b>32</b>	<b>208</b>	<b>113</b>	<b>614</b>
<b>Grand Total</b>	<b>16,432.63</b>	<b>-5,863.91</b>	<b>15,792.16</b>	<b>5,920.93</b>	<b>32,281.81</b>
<b>Grand Total Counts</b>	<b>578</b>	<b>71</b>	<b>240</b>	<b>140</b>	<b>618</b>