



# VILLA GRANDE

Domestic Water Improvement District

**Note: All meeting minutes are posted for informational purposes only. The board of directors does not ratify meeting minutes until the next scheduled board meeting.**

## Minutes

October 10, 2024 • Regular Meeting

**Call to Order:** Bernie Vargas called the meeting to order at 7:00 pm.

**Directors Roll Call:** Present were Bernie Vargas, Allen Grant (telephonically), Cauy Washburn, and Terry Eickstaedt. Ray Roerdink was absent.

**Discussion/Action Minutes: The Regular Meeting Minutes of 9/12/24.** A motion was made by Cauy Washburn to approve and ratify the minutes for the Regular Meeting Minutes held on 9/12/24 as written and seconded by Terry Eickstaedt. Vote unanimous 4-0. Motion carried.

**Call to the audience:** None present to address the board.

**Discussion/Action: ADEQ/Nitrate Treatment System.** Joni Roerdink stated that at this time we are just waiting. We have taken dozens of tests. They are not the compliance tests but are the tests that ADEQ has requested. Joni spoke with Dina at WestLand Resources today and asked if she knew or had heard how long this process takes, she said no but she felt we should have some results by now. Joni spoke with Jack Cook and he didn't have any clarity of information either. Dina stated that WestLand Resources was not the customer with AdEdge that VGDWID is the customer. Her recommendation was to have Jack call AdEdge directly since he is the operator and explain to them exactly what is happening. AdEdge built the system based on the water results VGDWID provided to them and if it is not working and nothing has changed, they need to do something. That is where it stands at this time. Jack will make the call to AdEdge.

**Discussion/Action: Well #1.** We didn't have any issues with Well #1.

**Discussion/Action: Well #2.** We didn't have any issues with Well #2. No issues with the booster pumps.

**Discussion/Action: Generator Maintenance Update.** Terry Eickstaedt reported to Joni that the generator has 567.5 hours on it. The oil is good. The fuel tank was just below 5/8 full. All other levels look good. There were no bees at the site.

**Discussion/Action: Permits for Water Service.** Cauly Washburn was talking to Joni a couple of weeks ago and he mentioned some concerns about water services that are being installed and not building houses. The county doesn't allow trailers or motor homes to be placed on lots if there is no building permit to build a home. With a building permit, they are allowed to have it there for six months. If the house is not done in six months, they need to file for an extension and renew. The county doesn't automatically come out and see if it is done. Bernie asked if they have to have a permit to build. Joni stated they must have a permit to build unless they are exempt. Bernie also asked if they have to have the permit posted. Joni didn't know. Joni will check on it. Cauly stated that we need to confirm any septic systems are inspected before water is connected to the house. He suggested that we have a copy of the permit in order to put the water service in. It is suspect that some in the community don't have permits and have no intention of building. Specifically permits for proper installation of and approved septic tank, as this can affect the safety of our water system. Cauly stated that it has been his experience in different areas that he has worked that the water service can be hooked up but cannot hook up to the house until all documentation and copies of permits are provided and the septic are inspected for the protection of the water system. It was recommended by the board to check with the attorney to find out what verbiage has to be added to our Customer Service Policy to safeguard our water system when it comes to permits and septic tanks. It may need to include that the customer brings a copy of the inspection before it can be hooked up to the house. Bernie recommended a copy of the building permit and a copy of the inspection of the septic tank. Unless all the documentation is provided to Villa Grande, the water will not be allowed to be connected to the house. It can't be motor homes, trailers, etc., it must be a custom-built home. If the purpose is to live in a trailer, motor home, etc., they must have a building permit. If the house is not completed in six months, they must get a renewal which will extend the time the motor home, RV, or trailer is onsite and being lived in. If it expires and the permit is not extended, they can't stay there. Once the verbiage is stated by the attorney, and the board approves it, Joni can update the Customer Service Policy. The board agreed it should be done as soon as possible.

**Discussion/Action: Managers Report.** Joni Roerdink reported the following:

- Water bills were sent out on 10/2/24. Final notices were sent on 10/2/24.
- Disconnects were scheduled for 10/14/24. Past Due Amount: \$2,066.15 with 20 past due customers.
- Joni is currently working on the insurance for the water company. The insurance company that we have had for many years now will no longer insure water companies at all. Joni received information for a company that is specific for governmental agencies and she is waiting for the quote which will include the new system.

**Discussion/Action: Equipment & Site Report/Lab Tests.**

- Coliform sample came back absent.
- The nitrate sample Jack took prior to start up came back at 19.1 mg/L. WestLand told Joni to have Jack contact AdEdge. We don't know if there is a time frame or if they will have to do additional changes.

**Discussion/Action: Meters/Installations/Reinstallations/Leaks/Repairs.**

- We had an emergency repair across the canal. As you may have noticed, the water loss went way up for September. It looks like it may have been leaking for a couple of months but really became obvious last month when Cauly noticed it.
- We do have a new customer signed up for service. The meter won't be installed for about

6-7 weeks but is on the schedule with Ellison-Mills. The customer has pre-paid for the installation.

**Discussion/Action: Approve and Ratify Expenditures & Purchases.** The Board reviewed the Expenditures and Purchases as submitted for September 2024. Caury Washburn made a motion to approve and ratify the expenditures and purchases as written. Terry Eickstaedt seconded the motion. Vote unanimous 4-0. Motion carried.

**Adjournment:** The agenda being completed; Bernie Vargas adjourned the meeting at 7:19 pm.

Date: \_\_\_\_\_

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Bernie Vargas

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Allen Grant

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Ray Roerdink

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Caury Washburn

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Terry Eickstaedt