



**LAKESWOOD WATER DISTRICT
BOARD OF COMMISSIONERS
Minutes of Special Meeting
April 18, 2022
Boardroom & Teams**

1. CALL MEETING TO ORDER

Vice President Rediske called the Special Meeting to order at 6:06 PM.

Present at the meeting: Commissioners G. Rediske and G. Barton; General Manager R. Black; Engineering Manager M. Meyer; Operations Manager I. Black; Operations & Maintenance Dept. Head B. Gaskin; Administrative Assistant J. Clark; Curtis Chambers, Inslee Best.

Citizens present: Mary Price, Trevor Benz, Tatyana & Marin Ursekile

2. INTRODUCTIONS

General Manager Randall Black had Commissioners, staff and attendees introduce themselves.

3. OVERVIEW & BACKGROUND

General Manager Black provided background information with the property owners/representatives that Woodland Estates development, built in 1969, was set up with only one meter. Woodland Estates was initially set up as duplex rental property only; however, at some point, the original owner decided to short plat the property and began selling the individual properties. Our resolution requires that each property owner has a meter; currently, there is only one meter that serves thirteen lots with twenty-four properties.

4. LEGAL REVIEW & OPTIONS

General Manager Randall Black shared two options to correct the situation of one meter for all 13 properties. The first option is to create a Homeowners Association (HOA) where the property owners form a Homeowners Association (HOA) and collect dues to pay the bill; this would allow things to stay as is with one meter. The second option is the District would install a new water main and service lines to each property. This option would make each owner responsible for their own bills, a new 8" pipe would be installed increasing the water pressure and include installation of fire hydrants near the properties.

Attorney Curtis Chambers confirmed what General Manager Black stated and encouraged each property owner to contact their legal representative to confirm their options.

5. COSTS OF WATERMAIN, SERVICE CONNECTIONS, & METERS

Operations Manager Ian Black shared if the property owners decided to have the new water main installed, the District would install the new water main and service meters to each property. The District is offering a low interest repayment plan with the individual property owners to be repaid within the next 5 years. The estimated project cost is \$246,738.04, the project costs would be split between the 13 property owners approximately \$18,979.85 per property. Operations Manager Black shared another benefit to having the installation of the watermain is fire hydrants located near the properties, improved roadway, the watermain and service lines to the meter would be taken care of and repaired if needed by the District.

If the owners choose to move forward with the watermain installation, the District would move forward with filing for Easement rights to install the necessary equipment.

The homeowners shared their frustrations with the current setup and were frustrated that this was happening and that no one ever told them of this situation when they purchased the properties.

The Price family has been collecting money for the water bill from all the properties each month, and when owners/tenants do not pay their portion of the bill, the Price family pays the water bill and then attempts to collect the remaining payments.

Their other frustrations are the water pressure and lack of fire hydrants nearby; there wouldn't be any water close enough to put the fire out if they had a fire. They feel this is a safety hazard and would like to have this taken care of as soon as possible.

The property owners in attendance are in support of installing a new watermain and meters to each property, having a fire hydrant installed near the properties, and a new road. They also appreciated the idea of not having to deal with any watermain issues in the future or collecting for the water bill.

Ms. Price said she would take this information back to the group of owners and see if they would be willing to pay to have the watermain and meters installed. They were also appreciative of the payment plan option, which makes it easier for them not to have to come up with the \$18,000 upfront. They will let the District know within the next 60 days.

6. TIMELINE FOR DECISIONS BY PROPERTY OWNERS

The District will need a response back from all property owners within the next 60 days with their choice to form a HOA or the installation of a new watermain.

7. OVERVIEW OF MEETING

General Manager Black provided a recap of the meeting, and the property owners/representatives present were in favor of moving forward with the watermain installation with the individual water line and meters to each property. They will speak with the owners who were not present and share the information that was provided and the timeline.

8. ADJOURN

Vice President Rediske adjourned the Special Meeting at 7:16 PM.

**LAKWOOD WATER DISTRICT
BOARD OF COMMISSIONERS**

BY:

Not Present
ITS PRESIDENT

BY:


ITS VICE PRESIDENT

BY:


ITS SECRETARY

BY:

 6/30/22
DISTRICT SECRETARY (DATE)