

BCLHOA annual meeting

Aug. 31, 2019

The meeting was called to order at 4:05. Board members present: Dieter Armbruster, Jack Helzer, Tim Mattison, Pat Nagy, Lorna Glaunsinger. Absent: Mark Yarish & Bill Akins. 30 home and property owners in attendance.

Treasurer's report (Pat)

HOA \$5192.02

Water Company \$23,248.73,

Savings \$1,726.91

Water Company Report (Jack)

- a. To date: 53 customers
- b. No system leaks in past year and no major repairs. The major leaks are customer caused.
- c. We upgraded the filtration process to include LT2 filters to eliminate the possible contamination of cryptosporidium. Our water system is now reached the highest level of 5.5 log treatment level. This purification level is very rare for a system as small as ours. Because of the treatment level, the ADEA waived the requirement to test the source water, saving us over \$5000 in testing requirements annually. However we are spending about \$4000 per year on filter replacements.
- d. All water customers received communications from Jack in July regarding the water company operations and encouraging customers to conserve. Most importantly, all were notified of the requirement to bring their hookups up to code. All properties receiving water MUST HAVE A SHUT OFF VALVE AND BACK FLOW PREVENTION DEVICE.
- e. Jack is working with a water consultant from Prescott who will look at our aging system and make recommendations about upgrading the plant.
- f. Jack has been water director for 6 of the last 8 years and expressed his commitment to help the new board going forward.

SRP Severance And Transfer Agreement update (Dieter)

Dieter, and Mark Yarish met on 8/28/2019 with SRP's lawyer Sharon Morris regarding progress with our application to the Arizona Department of Water Resources (ADWR) for Severance and Transfer (S&T) of 15 acre feet (af) of water from SRP to us. Part of our contract with SRP was that they would file for the S&T for us.

To date SRP, Payson and very recently Mesa Del Caballo have finalized agreements with ADWR and we are next in line. Initial filing can be expected in September 2019 with final transfer sometime in Fall 2020.

SRP and the Bonita Water Company had agreed to the transfer of 15 acre feet (AF) annually, based on a water usage estimate and on total buildout of all properties in Bonita Creek Estates. Sharon Morris did some more exact calculations based on the water usage filings to the Arizona Corporation Commission between 2001 and 2018. Her estimate for water usage at final buildout lies between 5 and 15 AF annually. As a reference, we are using 2 AF per year right now. Based on the response of ADWR to Mesa Del Caballo's application, Sharon Morris thinks that ADWR will probably only agree to 9 AF per year.

This does not prevent the water company from re-filing for additional AF in the future. Dieter reported that we are currently spending about \$1470 per year for SRP's Craigin Reservoir maintenance costs based on our 15AF agreement. Lowering that cost based on actual usage or on the S&T decision should it be for less than 15 AF is not possible without writing a completely new agreement between SRP and BCLHOA. An obvious result of that would be that we lose the option to increase our share up to 15 AF. The general sentiment in the meeting was that we should not touch the original contract with SRP.

The S&T will have a description of the physical features allowing us to withdraw water. This has been done based on the water pumping station at the border to the National Forest. Since this description is part of the legal document transferring the rights to the water to us, no additional water pumping stations will be covered under this transfer document. Hence all property owners who are currently pumping and have filed water claims are not impacted by this transfer, neither in a positive nor negative way.

Fire Sub Station 74 building progress (Tim)

Tim explained that he and Betty McCrae are working cooperatively on the construction of substation 74. Betty has generously agreed to fund the building costs for the substation and Tim is the General Contractor. Upon completion, the station will be gifted to Water Wheel Fire and Medical District. Tim expressed his gratitude for the positive working relationship he has with Chief Ron Sattelmaier and expects that most of the building should be completed by the end of October. In a written communication to the property owners, Ron Sattelmaier stated he expects the property classification for Bonita Creek owners to drop from a 9-10 to a 5, having a positive effect to lower home owners' insurance premiums.

Firewise (Lorna)

As a reminder, Fire Restrictions are still in effect until the end of September. No open fires, charcoal, target shooting OR smoking outside of a home or vehicle is allowed. She asked those currently building homes to remind their construction crews of these restrictions.

Lorna reminded property owners of current Firewise concerns for Bonita Creek:

- Clean out all gutters and roofs of leaves and debris during fire season (March-September)
- Upon leaving the community for a period of time be sure to place all lawn furniture, cushions, potted plants etc. inside.
- Rake and dispose of leaves, needles and mulch within 10 ft of any structure.
- Remove anything around the house within 30 ft. This includes firewood, spare lumber, boats, vehicles and RVs
- Trim back shrubs and tree branches close to the house (10 ft)
- Prune tree limbs 1/3 the height of the tree or up to 6-10 ft.
- Love Grass is one of the biggest threats to the community. This plant can have a flame height of up to 5-6 ft and once on fire the flames can travel 30 mph. Weed eat or hire a crew to cut down during fire season. Ultimately, it is best to pull out the grass and let native plants grow.
- Manzanita is EXTREMELY flammable . Trim lower branches and space bushes 10 ft apart.

REMEMBER - WHAT YOU DON'T DO THREATENS THE WHOLE COMMUNITY!

PLEASE EMAIL OR TEXT LORNA OF ALL YOUR 2019 FIREWISE HOURS AND EXPENDITURES.

Motion:(Lorna) To provide a firewise reimbursement match of up to \$100.00 for firewise expenditures incurred by any current BCLHOA member and not to exceed \$500.00 in reimbursements from the BCLHOA account. (second Jack) Unanimously approved.

Election Results (Pat)

All those running for the Board were elected. (Ron Robinett, Terry Quillin, and Lori Lynch) Because of term limits those stepping down are Dieter Armbruster, Jack Helzer, Bill Akins and Lorna Glaunsinger. All are willing to help the new board members when they establish their first meeting in the fall. Dieter thanked all board members for their service.

New Business

Ken Nagy discussed the dust issue in the community caused by residents, guests and construction vehicles. ADEQ warns that short term exposure to particulate matter can aggravate lung disease, asthma and may increase susceptibility to respiratory infections. Long term exposure can cause reduced lung function and chronic bronchitis. Children, teenagers, diabetics and older adults are particularly vulnerable. He asked all residents when driving to look in their rear view mirrors to insure a minimum dust level and asked those who are hiring crews to remind them of the dust hazard to the community. He recommended placing a few signs at the community entrance.

Motion (Lorna) Provide funds to purchase two *No Dust* signs from the BCLHOA account. Second Jack. Passed unanimously.

Pat Nagy asked the Board to donate \$50.00 towards the Port-a-Potty costs for this 4th of July activities in the district.

Motion: (Lorna) Donate \$50 from the BCLHOA account to the Port-a-Potty costs for 2019. Second, Terry. Passed unanimously.

Bill Glaunsinger recognized the following community members for their dedication and volunteer services:

All members of the Board

Bonita Water Company

Operations: Ken Nagy

Repairs and maintenance: Ken Nagy, Kyle Disilvestro, Mike and Mark Lynch, Tim Mattison, Dieter Armbruster, Jack Helzer, Mark Yarish, Lorna Glaunsinger

Unit II water line installation:

Karl Kohlhoff, Tom Graham, Doyle Warner, Tim Mattison, Kyle Disilvestro Jack Helzer and the 11 original investors,

Current Bonita Creek Water Wheel Fire and Medical participants Ron and Sue Sattelmaier, Harry Viezens, Mark Lynch, Doyle Warner (Fire Board member)

Bonita Creek Substation build and funding: Betty McCrae and Tim Mattison

Community projects Firewise program : Mike Lynch, Mark Yarish, Lorna Glaunsinger

Trail Maintenance : Lori Lynch, Dee Warner, Terry Quillin, Lorna Glaunsinger

Cattle Fence repair: Mark Yarish, Mike Lynch, Harry Viezens

Community Entry projects: Kyle Disilvestro, Mike Lynch, Lorna Glaunsinger

Water Company billing and tax preparations: Terry and Renice Lystra

Meeting adjourned : 5:29 PM

Respectfully submitted: Lorna Glaunsinger