

Forest Park Water Users Association  
Board Meeting  
Elkhorn Motel

**Date:** September 9, 2024

**In Attendance:** Tom Jandron, Andrea Pulido, Greg Lorensen, Solomon Redfern, Andre Mace, Matt Dorrington, Brett Brownscombe

**Not Present:** Danielle Redfield, Andre Mace, Matt Dorrington,

**Called to order:** 7:05pm

August meeting minutes approved without changes (moved, voted and approved), without the checks which will be added later and sent for final approval from board members

**Report from QCO:** Duncan (see full report at the end of the minutes)

- Report - Highlight is that less water was used than last month and less than previous years – Thank you to residents for being careful with water use.
- Projects planned and completed by QCO are described in the complete report (see complete report added to the end of the minutes, after the copy of the email chain)

**President's Report/ New Business**

- Ledcor utilities project: Bill for damages. QCO (had to do repairs due to their damage) and water lost due to the damage caused by them. Tom will contact Andre for the bill.
- ARPA project: Engineer procurement docs; from Great West. Request Relief from Great West. Contractors' application of Payment from Triple Tree. Also asked about spending left over funds on additional projects. We need to submit the high-pressure loop project.
- Letter to residents that haven't scheduled time for Duncan to replace broken meters - once Duncan has the meters.
- Date to remove outside water meters: probably end of September (consider next year finding out who really uses them and wants them and who doesn't, close up and lock those not being used any more)

**Vice President's Report**

- Blue Sky well – Matt will report next month (not able to be at this meeting, Tom will follow up)

**Treasure/ Financial**

- Financial Committee/Report- (usually just report on the yearly audit)

- Secure renewed loan for work- need two signatures- will take care of it this week
- Deposit money from the loan into checking to pay for the maintenance and repair projects - Motion made, second, voted and approved to take money from loan to pay Helena Sand and Gravel
- Bills signed for Payment: Quigley Creek Operators LLC - \$3,576.25; CenturyLink - \$58.04; Triple Tree Engineering - \$2,068.50; Triple Tree Engineering - \$1,606.00; Energy laboratories Inc - \$363.00; Crown Asset Management Group - \$300.00; Triple Tree Engineering Project #23-53 - \$564.00; Northwestern Energy Multiple Accounts/Projects - \$1,400.00
- Treasures Report
  - P&L/Balance sheet report – all is balanced and stable. Expenses on repairs are down from last year.

### **Committee Reports:**

- Water Committee (Greg and Solomon) nothing at this time

### **Website**

- Updated: Pending July, August once approved
- Add a contact sheet
- Tom and Brett will work together on the website

### **Unfinished Business:**

- Add map with watering schedule to bulletin board
- Acquiring an unused well from Blue Sky Heights
- Proposed changes for By-laws by August. Will continue working on them and have things for review around October: Curb stop updates, irrigation penalties, broken meter replacement time frame. Email to residents in December for review and comments. Vote on it at annual meeting in March.

### **New Business:** (see President's Report)

### **Additional information:**

See the addition of the email thread discussing work approved, to be done by Duncan (before the report from Quigley Creek Operators)

**Meeting adjourned: 8:10pm**

**Next meeting:** October 14, 2024

**Emails between board members and Duncan Quigley involving needed work from August 23 to August 27:**

1. **From:** Duncan Quigley  
**Sent:** Friday, August 23, 2024 2:32 PM  
**To:** Board members

**Subject:** [EXT] water valve replacement

Hello everyone! To get everyone on the same page, I was able to meet with Lance Vossler with Vossler Excavation and he is more than able to get the project completed ASAP for us. As far as pricing he said it will be right around \$5,000 per day to have his crew up there not including part. For parts I told him we were not quite sure what the leaking valve was going to be but maps that Greg has found indicate that it will be a 6" valve and the valve going to Pine Ridge, Park Drive and a possible new valve on FP drive would all be 4". Just to be safe I told him to have three 4" valves on sight and two 6" valves with new cans. My thoughts would be to have him get all of the parts to replace/install the 4 valves and just start with the two valves at FP drive and Pine Ridge, if that goes smooth and they can replace/install valves at Park Drive and FP drive. If it does not go well we will still have the parts and can do the additional valves in the future. The only question Lance had was what will need to be done with the asphalt or if he needs to repair it. Please let me know what your thoughts are and I can get it started.

Thank you!

Duncan Quigley

Quigley Creek Operators

2. On Mon, Aug 26, 2024, 8:31 AM Redfern, Solomon wrote:

Duncan,

Thanks for the update. Are we ok to lift the watering restrictions yet? Or do we want to wait until after the valve replacement.

3. On Monday, August 26, 2024, 8:57 AM, Greg Loreson > wrote:

Thanks Duncan. I think you would only need 1 6-inch valve, as the rest of them should be 4-inch. We will have to repair the asphalt and we should also place a concrete collar around the valve can at the surface. We can always repair the asphalt at a later date if that isnt something this contractor does. Are you and the contractor proposing a lump sum of \$5k per day or will this be time and materials, with an estimated cost of \$5k per day

4. On Mon, Aug 26, 2024, 12:04 PM Duncan Quigley wrote:

He figured \$5,000 per day just for equipment and his guys to be there then parts and materials are extra. So pretty much a labor and material bid because he isn't sure how much they can knock out in a day. That's why I'm thinking it would be best to just plan on replacing the 6 inch valve for now and see how it goes, if it goes really well and they can do more adjust on the fly from there to continue if we have the parts on hand. But I will let him know about the asphalt and the 1 6" valve so we can have parts and materials cost.

5. On Aug 26, 2024, at 12:25 PM, Greg Lorensen wrote:

Sounds good. I would vote to get the leaking valve replaced as soon as possible.

Greg

6. On Mon, Aug 26, 2024, 4:53 PM Matthew Dorrington <[mrobdorr@gmail.com](mailto:mrobdorr@gmail.com)> wrote:

I support doing the valve replacements now. It will save time and shorten water outages in the future.

On a related note, we should establish annual maintenance to cycle these valves, it will prolong their service life.

Matt

7. On Aug 26, 2024, at 10:45 PM, Tom Jandron wrote:

Can everyone comment with questions or an approve/ disapprove.

8. On Tue, Aug 27, 2024 at 8:42 AM, Danielle wrote:

I approve!

Danielle

9. On Tue, Aug 27, 2024 at 9:17 AM andrea pulido wrote:

I approve too

10. On Tue, Aug 27, 2024, 9:51 AM Brett Brownscombe wrote:

Can't tell if we're just voting on doing the one or possibly both. I'm good either way but makes most sense to me as laid out in Duncan's email yesterday at 1204pm ... start w the one and then, if it goes well and parts are on hand, move to the other. Potentially avoids re-mobilizing again later. If it doesn't go well or no parts, then deal w the other one later.

Brett

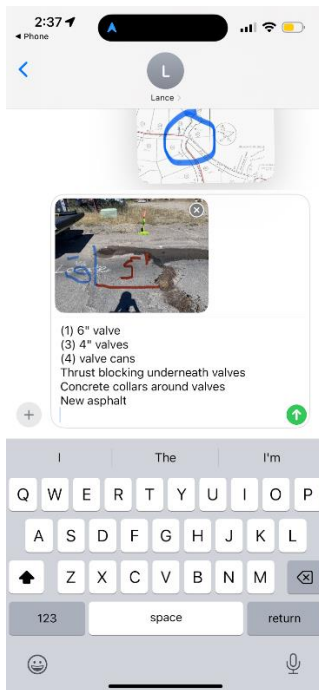
11. On Tuesday, August 27, 2024, 10:29 AM, Tom Jandron wrote:

That's exactly how I see it, Brett.

12. On Tuesday, August 27, 2024, 2:27 PM, Duncan Quigley wrote:



13. On Tue, Aug 27, 2024 at 2:37 PM Duncan Quigley wrote



14. On Tue, Aug 27, 2024, 3:16 PM Matthew Dorrington wrote:  
Looks good to me but you know best.....just don't get it wrong.  
Matt  
lol

15. On Tue, Aug 27, 2024, 3:22 PM Greg Lorensen wrote:  
Sounds good Duncan. Glad you found the Pine Ridge Circle Valve.  
Greg

16. Tom Jandron Tue, Aug 27 at 4:56 PM  
It looks like everyone is in favor of getting the work done.

### **QCO/Duncan Quigley report**

# QUIGLEY CREEK OPERATORS

**System: Forest Park Estates**

**Date: 9/9/2024**

### **Water usage:**

The total flow of water through the treatment building for August was 1,047,008 gallons for an average daily flow of 33,774 gallons. This is a significant decrease in usage from last month by 1,111,788 total gallons or 35,864 gallons per day, this is also significantly less usage than previous years. I would like to thank residents for following restrictions due to unforeseen water line breaks that put a hard strain on the system as a whole.

### **Projects:**

I have spoke with some contractors about repairing the leaking valve on Forest Park Drive and Pine Ridge Circle. The one price that I have to repair the valves would be \$5,000 per day for labor and \$6,400 for parts. However, this does not include the time or material to install the concrete ring around the valve can or the asphalt repair. I will wait to schedule any contractor until I get more bids and have one approved by the board.

I was able to address the leak in the upper water tank building and found that the cam lock coupler had split during start up after a power surge. I tried to just replace the cam lock but found that the water had welded the coupler together. I did have some spare parts left over from the previous project and was able to use the parts on hand to repair the issue.

### **Sampling:**

All sampling completed without issue.