**BOARD MEETING MINUTES (ABBREVIATED): June 11, 2018 TO BE APPROVED AT JULY 16, 2018 MTG.**

Attending Board members: Kirk Epperly, Phil Abel, Bryan Cameron, Bud Everts.

Also present: Kenji Morita, Dave Neves, Susan Ady, Richard Pettyplace, Aaron Behman, Damian Cieslicki,

 Rebecca Cabral (by phone), Stacey Johnson (GM).

**Operations Report:**

1. Non-biodegradable substances in the septic tanks - ***Bryan made the motion that the community be notified by multiple forms of communication the Do’s and Don’ts of septic system use. Thirty days after any non-allowable material is found, the owner shall be invoiced the cost of remediation.*** ***Phil seconded. Motion approved unanimously.*** Please see the “Note to the Community” on page 2.

**Billing Model Discussion**:

1. Aaron Behman indicated that he was representing a group of home owners about the board’s billing change. He asked what the business reason was. He asked that the community be involved in any consideration the board will make. The board clarified that the board is not changing the billing model or the current billing policy. The board is simply responding to community concern and input that the service fee should be applied fairly across the entire community, by assuring the current ordinance policy that has been in place for several decades is fully in force for all parcels that apply. As decided in previous meetings, the board is attempting to first clarify the “Second Building hooked up to the wastewater system” as currently defined in our ordinance is clarified and applied. Secondly, the board will clarify and validate the multifamily use case service fee and that it is applied fairly throughout the community. Thirdly, the board will research implementing a new billing model. which may take some time, effort, and financial support to comply with Proposition 218. Aaron suggested that the board should be evaluating the finances and taking that into consideration as part of our policy change. Aaron suggested that the board should not rush into a billing model change and that a subcommittee should be formed to work on this. The board responded that their current actions have nothing to do with our financial position. The current actions are 100% related to the community’s concern that the service fee should be applied fairly. Once the board starts working on the evaluation of an alternate billing model, financial evaluation will certainly be a part of that process. The board has commissioned a separate company to produce a reserve study for the CSD which will be used in this evaluation. Kenji Morita also mentioned that the Mutual should work in conjunction with the CSD on this effort to work through issues, such as reconciling the $100k the Water Company owes the CSD for the filtration plant construction. Susan Ady asked what the original intent of the second building service fee was. Bud responded that the Ordinance was based on Questa Engineering’s experience and the billing models that other communities had in place.
2. The board discussed the process that will need to be followed in order to create the tax roll list for posting.

Some parcels have multiple buildings connected to the wastewater system and, as defined in Ordinance 97-1, are charged a service fee for each building, and some parcels may not be charged since buildings may have been added or modified in the last 25 years. To address this community concern, the board will send a communication to each community member that has a second building on their property to self-report whether their second building is attached to the wastewater system or not. In addition, the board and the community members present at this meeting discussed sending a second notice out to the rest of the community asking the following: “The attached notice went out to the parcels that were visually identified as having secondary buildings on their parcels which are affected by Ordinance 97-1 section 8.04. We are including notifications to everyone in the canyon because if you have a non-visual second structure and were not included in this mailing we would like you to self-report that fact.”