**PV ESTATES IMPROVEMENT AND SERVICE DISTRICT**

**HOMEOWNERS ASSOCIATION**

**MONTHLY MEETING**

 November 1, 2023

The meeting of the Directors of PV Bar Estates Owners Association and the Improvement and Service District was called to order at 7:03 p.m. on November 1, 2023. Those present were President Tanner Waid, Vice President Cody Peachy Director Bruce Ross, Carol Ross, Christopher Walker and Lee Allen

Motion to approve the minutes and treasurers report made by Bruce and seconded by Cody. MOTION CARRIED

The Treasurer’s report as per Income/Expense History:

For the PV Bar Estates Owners Association:

 Beginning Balance as of October 1, 2023 $20,896.33

 Deposit Wyrulec

 Deposit of Assessment Fees

 Expenses ($146.46)

 Ending Balance as of October 31, 2023 $20,749.87

And for the PV Bar Estates Improvement and Service District:

Beginning Balance as of October 1, 2023 $48,133.49

Deposits from Improvement District Fees $700.00

Deposits from Goshen County Treasurer Tax Levy

Expenses ($810.00)

Ending Balance as of October 31, 2023 $48,023.49

Infraction Fees carried over from 2015 $193.00

Unpaid PV Bar Estates Assessment Fees for 2023 $4,281.00

Unpaid PV Bar Estates Improvement and Service District Fees 2023 $6785.00

Guest Speaker and Lagoon:

Christopher Walker from Sunrise Engineering as well as Lee Allen from Midstates Assistance Program were in attendance. They spoke about the time they spent touring the lagoon/sewer system. As we all know the system is old and in much need of an upgrade or at least repairs. The system is in need of new manhole covers, sewer pipe replacements and one of the 3 options listed below. It is becoming much more costly to maintain the system and there are no volunteers available to maintain the system anymore. There are possibly 3 options available to the district, an Advantex system, replacing the liner in the lagoon ponds, or connecting to West Highway Water and Sewer District.

An engineering study needs to be done to determine the best and most cost-effective way to move forward as well as the best option for the future. The engineering study will be costly but there is a grant available that the district can apply for. The application needs to be done quickly as the deadline is December 31, 2023. There is no guarantee the district will be awarded this grant. One determination they use to award grants is a current rate study. The district has never had a rate study done therefore, Lee Allen from the MAP program will do a rate study at no cost to the district.

No matter which option the district chooses a Waste Water Operator and Backup Operator will need to be on staff. If an Advantex system is chosen training will need to be provided to the Operators as well as increased wages, the same applies to connecting to West Highway as a lift station will need to be in place, no training will be needed if the liner is replaced however the wages for the Operators will still need to be increased drastically. It will take time for all of these options to be explored.

No matter which option is chosen the district does not have enough funds to cover such an upgrade in the system. As many grants as possible will need to be applied for but again they will not be awarded without an increase in rates. Once the rate study is done a determination as to how much the rates will increase may be reached. In the meantime, as many unpaid volunteers as possible are needed to help with many tasks in the community.

Office Report:

The post for the payment drop box is in place in front of the HOA building if any one is available to mount the box on the post please notify the Board. The District election will be held in March of 2024. A specific date and location will be determined at the next meeting. There are 2 board positions available. If anyone would like to be placed on the ballot for the upcoming election please contact the Secretary by phone call, text or email to obtain an application.

Nothing new to report on the roads at this time. The next meeting will be held December 6, 2023 at 7 p.m. at Platte Valley Bank meeting room.

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President Secretary/Treasurer