**PV ESTATES IMPROVEMENT AND SERVICE DISTRICT**

**HOMEOWNERS ASSOCIATION**

**MONTHLY MEETING**

 October 4, 2023

The meeting of the Directors of PV Bar Estates Owners Association and the Improvement and Service District was called to order at 7:06 p.m. on October 4, 2023. Those present were President Tanner Waid, Vice President Cody Peachy Director Bruce Ross, Carol Ross, Melody Sellers, Mark Court 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 September 1, 2023 $20,896.33

 Deposit Wyrulec

 Deposit of Assessment Fees $140.00

 Expenses ($146.46)

 Ending Balance as of September 30, 2023 $20,896.33

And for the PV Bar Estates Improvement and Service District:

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

Deposits from Improvement District Fees $560.00

Deposits from Goshen County Treasurer Tax Levy

Expenses ($550.00)

Ending Balance as of September 30, 2023 $48,143.49

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:

Mark Court reported that the liner in the lagoon is torn and that we are at grave risk of leaking sewage into the ground. The sewer system is very old and breaking down and needs to be repaired or replaced. If the District doesn’t properly take care of the lagoon there is the risk of sewage leaching into the ground water and affecting the drinking water. Mark mentioned that the physical requirements of maintaining the lagoon are becoming rigorous and that it is not something he will be able to continue to do for much longer. It is imperative that the members of the District step up and start helping to maintain their sewer system as the District is not in a financial position to pay someone the amount required to do the maintenance. Mark introduced Lee Allen from Midwest Assistance Program who spoke about how the members of their program will do the leg work required to find the funds necessary to either connect to West Highway Water and Sewer or to replace the liner in the ponds.

If this is something the District would like to pursue, it will be necessary to hire an engineer to determine which option will be in the best interest of the District. Hiring an engineer will come at a cost. No sewer projects are 100 percent funded anymore and each step we take will cost money. There may be several grants available to the District in order to pursue the improvements needed to the sewer system but no grants will cover the cost completely. One of the first requirements to receive any grant money is to have a rate study done. This rate study will determine if the current fees paid by the residents are enough to cover the ever rising costs of maintaining a sewer system. Wyoming Association of Rural Water may be able to help us with the rate study. We will start looking into grants to help pay for the cost of the engineer and the cost of a rate study Motion to move forward with Midstates Assistance Program and look for an engineer was made by Bruce and seconded by Cody. MOTION CARRIED

Midwest Plumbing provided an estimated cost of $7,580.00 to repair the sewer line connecting 104 Antelope Lane to the sewer line running south to the lagoon. This repair would mean running through the back yards of the houses to the east and require approximately 140 feet of new pipe. This line needs to be replaced as the grade of the line is too flat and is causing the sewer lines to backup. The Board of Directors would like to see an estimate for connecting that sewer line to the line that runs the other direction as they feel it would require less pipe and be less cost.

Roads:

Road maintenance will have to be done by TDS this season. This means that snow removal will be done later in the day when TDS has the time to get it done.

Mowing:

Mowing and weed spraying is done for this season

Our next meeting will be held November 1, 2023 at 7 p.m.

Motion to close the meeting at 8:16 pm made by Cody and seconded by Bruce.

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President Secretary/Treasurer