

PINON HILLS WATER USERS ASSOCIATION INC.

P.O. BOX 1165
WALSENBURG, COLORADO 81089
Meeting held at the Blakeslee Residence
431 Indian Creek Rd.
Walsenburg, CO 81089

Special Board Meeting Minutes of the Board of Directors
To address system pressure issues
September 16, 2023

1. CALL TO ORDER:

Ken Blakeslee opened the meeting at 9:01 am.

2. Confirmation of Publication of Meeting Notice

3. ROLL CALL:

KEN BLAKESLEE (President): Present

ROB ST. PETER (Vice President): Present

BOB POMEROY (Treasurer) Present

JOEL GREGG (Director): Present

KRISTAN LOWE (Secretary): Excuse Absence

Quorum confirmed

Members present:

Ann Blakeslee, Curtis Davision, Nancy Keene, J.C. Copeland

5. Presentation of water pressure issue background and proposed options. "PHWUA water pressure issue" report by Ken handed out. (Document was included with meeting notice to all members).

Old pump needs to be replaced. New pump installed still isn't getting enough pressure for our flat land. Discussion of what pump pressure tanks purpose is. CJ, Ken, Rob discussed the size of pumps. Not ramping up & down saves electricity cost. It's the amps that runs the pump, constantly.

Nancy discussed the history of their water pressure. She used to have a well, but converted to the PHWUA and pressure had been sufficient until the recent pump issues. Current pressure is not acceptable.

Options Pros & Cons discussed.

Five Options :

1. Fine tune existing pump,
2. Obtain pump with more volume that will work with existing Variable Speed Drive,
3. Option 1 plus work with members to obtain individual booster pumps
4. Option2 plus work with members to obtain individual booster pumps
5. Obtain a pump with significantly more volume and with a more powerful Variable Speed Drive.
6. Repair and reinstall original pump.

Before options were reviewed the issue of system leaks was brought up. Recent use of detection equipment has located a possible leak area near the Keene's driveway and another between the

Blakeslee driveway and the Saint-Peter driveway. Rob Saint-Peter explained how the sonic detection process works. One complicating factor is that there are probably several small leaks rather than one large one. There are no leaks that have surfaced so it is difficult to know where to dig. Digging into the road requires permission from the county and hiring someone with the proper equipment. There are a couple of backhoe owners in the community but limited experience operators.

Returning to the pump pressure issue the pros and cons, including costs, were discussed for each option. Following discussion a motion was made by Ken Blakeslee to obtain a larger pump that works with the existing Variable Speed Drive. The motion was seconded by Rob Saint-Peter and passed by voice vote.

A discussion was also held regarding how to address the low pressure issue until the new pump is installed. Ken Blakeslee will contact members in the flat area of the neighborhood to determine current impact.

A motion was made by Ken Blakeslee to develop a water usage plan to avoid usage peaks and publish to the community. Motion was seconded (it was not noted who seconded the motion) and it passed by voice vote.

6. Discussion returned to the issues of leak detection. Bob Pomeroy volunteered to use one of the backhoes in the community to dig some test holes beside the road in suspect areas. Bob will be out of town for a few days so this will happen when he is back. To prepare for this Curtis Davison will schedule the Utility Location Service (Call Before You Dig) to mark both sides of Indian Creek Rd. north of the Davison's water meter.

7. Adjournment at 10:40.