

GOLF CLUB ESTATES WATER ASSOCIATION, INC.

2021 ANNUAL MEETING

AUGUST 8, 2021

HILLS RESORT

Introduction of Board Members and Welcome

Craig Hill introduced board members and welcomed the 28 attendees

Financial Information as of 8-5-2021

Mike Craigen indicated the current financials

Checking account \$2,637.78

Savings account \$55,457.96

Outstanding checks \$ 458.98

Bills Due in Aug \$2,588.12 Horlacher Services LLC

 \$1,277.41 Northern Lights

Available Funds \$53,771.23

Delinquent Accts \$1,325.00 \$225 payment recently rec'd

2021 Sales 4 homes, 1 condo, 13 lots

Board Term Expiring

Mike Craigen term expiring. Leslie Horlacher nominated him for another 6-year term, vote was taken and he was elected for a second term.

Mark Patneaude

As of August 8, 2021, Mark is the Vice President and Treasures for the Association.

Water Tank Repair Status

In early July, 17 leaks were discovered in our aging water tank. Craig Hill, Mark Patneaude, and Brian Reilly set up scaffolding and using specialized rubber cone plugs were able to repair the leaks. The repairs seem to be holding. These leaks are indicative of why we need to replace the current tank. Also, earlier this summer we had a power outage at a time when the water level in the tank was very low causing a problem at the Mohr residence. The problem was resolved a few hours later once the water level in the tank rose. With the new tank it is anticipated a transfer switch will be installed so this won't happen again.

HMH Facility Plan

DEQ and Panhandle Health require a facility plan for public drinking water. HMH had submitted a draft for our review. Cliff outlined the plans including the three alternatives we have to choose from. First option is a 250,000-gallon steel tank positioned next to the current 120,000-gallon tank. This option includes repairing the old tank with a Chevron Industrial Membrane that would allow us to use this tank in addition to the new one. Estimated cost of this option is \$700,000. The second option is a 325,000-gallon new tank including the repairs to the old tank. The estimated cost of this option is approximately \$810,000. And the final option is a new 425,000-gallon tank including the tear down of the existing tank. The estimated cost of this option is \$1,380,000.

The new tank will be lined, welded steel. It should be noted that the initial hard costs of installing the current water system was paid by the Hill family. They have agreed to give us an easement for the new tank on land they own next to the existing tank.

HMH is very good at getting grants to help offset the cost of constructing a new water tank. The DEQ makes available \$500,000 grants which HMH is confident our project would qualify for. In addition, there is the possibility that there may be additional grant money through the governor's office.

Golf Club Estates Water Association, Inc.

The board will be working on the annual census required by DEQ. They have requirements based on the number of fulltime residents. Currently our system is designated as a Transient Noncommunity water system. If we move to the next category as a public water system, we will be required to hire a licensed operator. The result will be more requirements and costs will increase. Staying under 25 fulltime residents (6 months or more) will keep us at our current designation.

2nd Addition HOA Information presented by Kris Buttice

First it is important to note this only applies to those owners within the 2nd addition. The CCR's were created by the developer, Priest Lake Golf Club, Inc. and as in any planned development, the developer has control until they own a very small portion of lots or no lots at all. At that point control is passed from the Developer to the Owners in the form of the Property Owners Association.

The CC&R's state that **"There shall be established a legal entity know as the Priest Lake Golf Club Estates Property Owners Association for the purpose of administering these covenants..."** We mailed surveys a couple of years ago regarding this transition and the response was very positive. With this positive response from the owners and the developer not owning any more lots, we feel this is a good time to establish an association and pass control to the owners.

The purpose of the CCR'S are to **establish and maintain the character and value of real estate and quality of life** and consequently the role of the Property Owners Association is to enforce the CC&R's. The association is not here to micro manage you and your properties and can only enforce the CC&R's.

The CC&R's of the 1st and Original addition each refer to what they call the Architectural Control Committee. Once the board is selected, there will be an Architectural Review Board appointed. This board for the 2nd addition will be given authority to act as the Architectural Control Committee on behalf of the Original and 1st additions as well.

Suggested dues starting in 2022 will be in the range of \$50 - \$100 per year and will cover Administration such as mailing of communications, elections etc., bookkeeping software, website maintenance and continued development. Also, the potential addition of more mailboxes.

With the safety of the neighborhood in the forefront of our minds, we feel its important to address a couple of items in the future. First, with the yearly threat of forest fires we think it is critical to be prepared to protect our homes and properties if necessary. There are fire hydrants throughout the development and we need to look at maintaining those

housing for the hoses, wrench and gloves at each hydrant. Schedule semi-annual flushing of hydrants to clear rust from them, and to maintain access to the hydrants.

We are seeing increased activity in the neighborhood and speeds of cars, UTV's and four wheelers seem to be increasing. We would like to add speed limit signs in the future to draw attention to speed limits, children and golf cart crossings.

Web Site

We have a web site up and running, please take a look at **priestlakegolfclubestates.com**

The site contains:

Information about the Property Owners Association

Applications and guidelines for new construction, remodels and landscaping

Information about the water district

All CC&R's are also on the site

Contact information for the Architectural Review Board

The one and only goal of the Property Owners Association is to **maintain the character of the neighborhood and hence the value of our homes.**

We want your input, your ideas and most importantly your involvement. Feel free to contact Craig Hill, Kris Buttice or Vicki Craigen at

info@priestlakegolfclubestates.com