

Palomino Lakes Water Company
Meeting minutes, PLMWC board meeting 1/18/2020

The board meeting occurred as scheduled by telephone at 1 p.m. Though the meeting was accessible to all members by conference line, the only participants were the officers, David Taber, Brenda Thomas and Thom King. Following is a recap of discussion and decisions:

Revenues for Water Company

A \$75 start fee applies to every new start of water service, even if the water is currently "on" at the property. For rental properties, owners will pay a \$75 start fee to transfer it back in their name once tenant moves out. This fee is to cover costs of reading the meter and for Erica's time.

Beginning 1/1/2021, there will be a \$150 deposit for all new connections. This will cover startup costs. The disconnect/reconnect policy will be amended to reflect this decision.

Deposit For Rental properties

An initial \$150 deposit is required by all renters. The \$150 deposit will be applied to the final bill. The \$150 deposit is waived for the property owner but the owner must pay \$75 to transfer the water bill into their name. This will help recover costs due to a past due or none payment water bill by a renter.

Properties owned by the Homeowners' Association.

Properties unbuilt and owned by the Homeowners' Association won't be charged for water. In case of excess usage, the water company reserves the right to turn off the water service.

Tank 2 project update.

The replacement tank is complete and should be in service in about two weeks. Piazza Construction has a punch list of items needing completion before the project is done.

Overdue payments.

Several members are in arrears paying their bills. This is at least partly because of the \$400 charge assessed to begin the generator project. The board will ask Erica, our accountant, if she can include a notice of overdue payments will billing statements.

Generator project.

Planning for the generator project will begin in the next few weeks.