

Springridge Water Committee Annual Report 2021

Water Committee Membership

The Springridge Water Committee was made up of the following members in 2021:

Springridge Place – Barb Larime (Director)
Springridge Place – Yancy Nichol
Springridge Reserve – Jennifer Chipman (Secretary)
Springridge Reserve – Pete Voss
Springridge Reserve – Michael Scurlock

Yancy Nichol replaced Laurin Lee
Peter Voss replaced John Currier

Alan Wolf – consultant on irrigation system to the committee

Springridge Reserve – Samantha Engen Property Manager and Broker Associate
non-voting participant.

Janet Lee is our accountant.

Water Committee Meetings

Committee meetings were held on:

February 23, 2021
June 23, 2021
October 14, 2021

Water System Status

Licensed Water System Operator:

As a regulated domestic water system, we are required to have a state licensed water system operator. Zancanella and Associates serves as our licensed operator. They are responsible for ensuring that the system is functioning properly. This includes monitoring the wells, making sure the water treatment system is functioning properly, conducting required water quality sampling and reporting, and generally looking after the entire system. They are very capable and make sure we have a safe, reliable water supply.

Increase in System Flat Rate for Monitoring and Maintaining Domestic Water System

The Flat Rate has not been increased since 2013. Beginning January of 2021, the flat rate charge will be \$750 per month or \$9000 a year, raised from \$6600.

Increased Electricity Costs

The cost of electricity increased by 5% last year and is expected to increase again this year.

Water System Repairs

In September failure of the controller that operates the tank/well system for Springridge failed and needed to be replaced. At the recommendation of Zancanella and Assoc., the decision was made to upgrade to a newer type of controller with more extensive capabilities. In October we installed a Mission Control Unit. The cost for the new system was \$15,370. This system is far more expandible than the original system and will allow for aquafer monitoring if we want to add that in the future.

Well #4 Malfunction

Currently well #4 is offline because of power issues identified after installing the new controller. I have added \$4000 to system repairs to cover this expense.

Irrigation Water

Availability of irrigation water in 2021 was more limited than 2020 with major loss of availability by mid-June. A call was made on the water in early spring because of a right held by Crystal River Ranch that ends June 1. This also affected availability. The overuse of domestic water experienced in 2020 because of the shortage was much less than the previous year.

Problems with excessive debris clogging the Springridge Reserve feed line was again reduced this year by early manual cleaning of the un-piped portion of the ditch line.

It is the responsibility of each subdivision (Springridge Place and Springridge Reserve) to monitor irrigation water usage and implement usage plans in their subdivision in a way that allows all qualified users to have access to what water is available.

2021 Budget and Proposed 2022 Budget

Meter reading costs in 2021 were \$24 per year per home. This will not change in 2022. The complexity resulting from difficulty reading the meters and the range of meters being used has not diminished. An attempt was made by Zancanella and Assoc. to review all the meters and find a way to standardize on (at the very least) the units being used to record the readings on the remote meter. So far, this has not reached the point of standardization. Only the correct units for each meter have been determined for existing meters. This can range from 100th of a gallon to 1000 gallons. This makes it very difficult to know what units a new meter is using. It can take several months of evaluation to know for sure. We still have problems with fading and cracking of remotes although the problem is reduced. Springridge Place and Springridge Reserve are working closely together to improve the situation.

The backflow and cross connection review did not occur as anticipated in 2021.

The liability insurance for water committee board members is being transferred to the respective HOA's. D&O insurance. This will eliminate the cost of officer liability insurance for the water committee.

The total 2021 income received through service fees was \$39,795. \$16,615 of which is slated for the capital reserve fund. However, \$7500 will be used to pay the \$15,370 bill for the new control panel. The other \$7500 will be added to the capital reserve. The reserve account is intended to cover major expenses, both planned and unplanned for tank and well maintenance or repair. Current account balances are:

- Checking: \$25,381.84
- Reserve: \$174,754.92. This is held in two accounts
 - Savings Acct: \$71,813.84
 - Capital Reserve Account CD: \$108,306.62

If you have any questions or comments please don't hesitate to contact me at blarime@comcast.net or by phone at 970 384-2835.

Barbara Larime
Chairperson
Springridge Water Committee

Dated _____

Attachments:

Graph: 2021 Water Production / Consumption
2022 Budget
2021 Profit and Loss
2021 Balance Sheet
2021 Budget vs Actual