

Springridge Water Committee Annual Report 2022

Water Committee Membership

The Springridge Water Committee was made up of the following members in 2022.

Springridge Place – Barb Larime (Chairperson)
Springridge Place – Yancy Nichol
Springridge Reserve – Jennifer Chipman (Secretary, Treasurer)
Springridge Reserve – Pete Voss
Springridge Reserve – Michael Scurlock (Assistant Chair)

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:

January 25, 2022
April 12, 2022
August 16, 2022
November 15, 2022

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.

The Flat Rate for system maintenance is \$9000 for the year.

Installation of well transducer

The Mission control unit installed in October of 2021 allows for implementation of transducers in the wells which provides permanent well level monitoring. In October of 2022, a transducer installed in well #1. The cost was estimated at \$7830. Not all the costs have been reported at this time.

Well #4

The well pump and power supply had to be replaced for well #4. The cost for this repair was \$11,594.80, which is significantly higher than anticipated because a more powerful pump and motor was installed to better account for the actual distance and elevation change between the well and water storage tank.

Irrigation Water

Availability of irrigation water in 2022 was significantly better than 2021. Crystal River Ranch was taking most of the water for a short time in the spring. It was determined that they did not have the right to do this if it affected older water rights. Springridge put a call on the water and our spring water quantities returned to what we expected. The water lasted much longer than last year because of spring rains. With restrictions in place in Springridge Place, most lots were able to get water for most of the season. Irrigation water availability ended in mid to late July 2022.

Debris accumulation in the irrigation system significantly reduces water pressure. To address this issue, manual cleaning of the open channel ditch and the intake vault were performed routinely throughout the irrigation season. Additionally, a screen was installed by Michael Scurlock at the top of the irrigation ditch, near Dry Park Rd and 4-Mile Rd, to capture debris before it entered the irrigation system. The screen was also cleaned on a routine basis. This improved irrigation water availability for both subdivisions.

2022 Budget and Proposed 2023 Budget

The complexity of reading the remote meters and the range of remotes being used has diminished. We were able to determine the units for all the existing remotes and established a standard for new remote meters. For all new remote meters, a Next Century Remote Reader Model RR4 should be installed. This remote will work with both encoder or pulse meters and should be used for future new homes and replacement of existing remotes.

Springridge Place was not able to transfer the Water Committee liability coverage to the HOA because the HOA insurance carrier would not cover a committee that was part of two separate HOA's. Therefore, the liability insurance for the Water Committee was reestablished at \$1,096.

The total income for 2022 was \$44,489.78. Of this amount, \$23,180 is the water fee for maintenance of the water system for the year. \$18,480 goes into the Capital Reserve Fund. \$2,489.78 was collected penalties for water use above the allotted amount plus interest on savings of \$331.12. Capital expenditures included \$11,594.80 for the new pump and motor in well #4 and approximately \$5366.85 to install a transducer in well #1. With \$16,961.65 in capital expenses covered by the capital reserve fund, the total expenses covered by the maintenance fees was \$21,200.60. Based on this, it is not necessary to increase quarterly water fees at this time. The water committee will look at the Capital Reserve Fund to determine if those fees will continue to be adequate.

As of December 31, 2022:

- Checking: \$21,080.59
- Reserve: \$190,951.58 This is held in two accounts
 - Savings Acct: \$82,401.14
 - Capital Reserve Account CD: \$108,550.44

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: 2022 Water Production / Consumption
2023 Budget
2022 Profit and Loss
2022 Balance Sheet
2022 Budget vs Actual