



Pinto Point Sewer District

Priest Lake, Idaho

Dave Tewel-Chairman / Jim Bell-Vice Chairman./ Jeff Christenson / Bryan Dearden / Jim McLean / Melanie Mikkelsen /Jan Tewel – Secretary/Treasurer

MEMBER MEETING MINUTES

July 30, 2022 9:00am

Legacy Lot 218

142 Pinto Point Road

Coolin, ID 83821

1. Call Meeting to Order and Proof of Quorum - Dave

30 cabins are represented. We have a Quorum. Board Members present – Dave Tewel – President, Jim Bell – Vice President, Jan Tewel – Secretary/Treasurer, Bryan Dearden – Board Member, Jim McLean – Board Member & Melanie Mikkelsen – Board Member.

2. Approval of Minutes – PPSD Member Meeting Minutes dated 7/17/2021 were approved.

3. Report of Officers

- a. President – Dave Tewel – Dave thanked all those people who attended or donated at the Priest A Palooza for the EPLFD Fundraiser. We had approximately 200 people attend and the net funds raised were \$8,400. The new drainfield project status will be addressed later, during New Business.
- b. Treasurer – Jan Tewel
 - i. Financial Statement – Jan Tewel The 2021 Financial Statements were emailed to all members with Spring Board Meeting Minutes. As of Friday, July 30th, 2022 the balance in the PPSD Checking Account was \$30,942.28 and the Savings Account balance is \$28,291.09. We have expected expenses as follows: approximately \$31,000 for upgrades, new drainfield testing – unknown. Jan informed the members that several of the lots could not be upgraded, last Fall, due to the fact that they have the original small fiberglass Pump Station tanks. The external Curb Stop Valves were installed, to be ready when those lots need a new tank. Once a new tank is installed, the upgrade can be performed. Jim Bell asked what the plan was for the lots that have been upgraded but did not have an external Curb Stop Valve installed, like his lot. Jan responded that the plan is to install external Curb Stop Valves at those lots, once all the upgrades on all lots that can be upgraded are complete. Jim Bell asked if we have adequate funds for the planned upgrades or do we need to increase the Annual Maintenance Fee. Jan advised that the Board decided, during the 2021 Fall Board Meeting, to keep the Annual Maintenance Fee at \$680/cabin. Jan explained that the PPSD Board reviews the year's expenses



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during every Fall Board Meeting, to determine if the Annual Maintenance will need to be adjusted for the next year.

- ii. Pumping Database (2021) distribution & notification of upgrades – Jan Tewel
Jan will notify members, by late August, if their tank is scheduled to be pumped and upgraded. Those tanks that are scheduled will need to have the covers to both tanks exposed for access. No one will be able to occupy their cabin during this upgrade.

4. Old Business –

a. **PHD Septic Expansion Moratorium** - No expansions allowed by PHD for more than the number of bedrooms listed on the original PHD Sewer Permit. PHD will not approve new connections for purchased unleased lots until the new drainfield has been installed. PHD will approved Incinerator septic systems. **THERE IS NO MORETORIUM ON BUILDING STRUCTURES.** The requirement for another major project will be a new Mainline, sometime in the future.

There was a question raised regarding the three vacant lots and the PHD approved incinerator sewer system. Dave explained that the Incinerator system uses the same dual chamber precast tank that the soil absorption system uses. The owners of Lots 214G & 214M have decided to move forward with install the new concrete precast tank but will most likely not install the incinerator portion of the system, due to the very high cost of the incinerator equipment and the monthly propane cost. The full incinerator system installation is estimated to be approximately \$50,000 and the monthly propane costs could be as much as \$3,000/monthly, if fully occupied every day of the month. PHD will convert their incinerator system permit to the new drainfield type sewer permit, upon owner request, once the new drainfield is installed. The question was asked if owners could remain on the incinerator system and not connect to the PPSD system. Dave advised that PHD will not allow that, when there is availability to the PPSD system, once the new drainfield is installed. The question was also raised regarding the use any other types of sewer systems. Dave responded that PHD does not allow any other types of systems, at this time.

A question was asked regarding the new connection fee for hook up to the PPSD system. The Bylaws allow the Board to determine the fees required. Jan explained that the PPSD Sewer Permit Application states that there is a \$2,000 new connection fee but PPSD has been waiving that fee, as long as the owner installs the new external Curb Stop Valve in the feedline between the tank and the Mainline. The cost of the external Curb Stop Valve has been more than \$2,000. Once the external Curb Stop Valve is installed it is accepted by PPSD for maintenance and repair, along with the components inside the Pump Station. Jim Bell asked if the new connection fee may be increased, in the future. Dave responded that the Board would need to consider that. He also advised that the three vacant lot owners will be required to provide 1/53rd of the cost of the new drainfield, as the existing owners will be required to do. Joselle Lee-Chao asked about



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any adjustment of the new drainfield costs, based on the number of bedrooms or bathrooms. Dave responded that we would be discussing that during Board Meetings, once we know the type of drainfield that DEQ will require us to install and member suggestions would be encouraged during those discussions. Dave asked the members to think of some practical solutions that could be used for this discussion.

Another question was asked regarding the eight days of flowmeter readings which exceeded the old drainfield design capacity. Dave explained that the existing drainfield was designed with the current estimated flow per cabin, at that time. That estimated flow was 125 gallons/cabin. Several years ago, the national standard for estimated waste water flow per household was changed to 250 gallons/home. This caused the existing PPSD drainfield to become out of tolerance for estimated household waste water flows/day. We may need to take some additional flowmeter readings in the future but the 7B Engineering Project Plan will include a drainfield that is approximately 2 ½ times the size of the current drainfield for the existing 53 cabins. There may also be an increase in size needed, if the East Priest Lake Fire District (EPLFD) plans to connect to the PPSD Drainfield. Amanda Cerise, at PHD advised us that the fire district may have a choice of building their own drainfield or connecting to the PPSD drainfield, depending on the requirements by DEQ. If EPLFD is allowed to connect to the PPSD system, 7B Engineering will make the necessary adjustments to the size of the new drainfield, as required by DEQ. EPLFD will then provide funds for any costs associated with the new drainfield and may also fund the installation of electric power, since they will need a new electric connection and will contribute to any booster pump required by DEQ.

5. New Business -

a. New drainfield project status – DEQ Grant status is still in process with an additional form required to be submitted by PPSD/7B Engineering. The planning grant funds are provided through a federal program which involves a second submission of requested more information for a planning grant. The Test Holes were done at the proposed new drainfield location, last December. The ground water was monitored in the test holes by measurements taken by PPSD and PHD. The report from the Test Hole Monitoring and the soil samples was turned into 7B Engineering by PHD for Comstock GeoTech to use for the Nutrient Pathogen (NP) Evaluation. The NP Evaluation is still being completed by Comstock GeoTech. Once it is completed, it will be sent to 7B Engineering, who will send it on to DEQ, along with the Project Plan. Since Comstock GeoTech is an Idaho certified company, DEQ may accept their NP Evaluation, instead of doing their own NP Evaluation, which will save us time and money. If DEQ requires Level 2 Testing, it will most likely take another year and could be five times as expensive as Level 1 Testing. After the required level of testing is complete, DEQ will notify 7B Engineering if more criteria is required in order to inform 7B Engineering and PPSD of the required new drainfield design.



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Dave advised those present that the location of the test holes for the location of the new drainfield are approximately 100 feet from the road, directly across from the property line between Neal and Hollingsworth's lots. 7B Engineering had the Community Lot surveyed to verify the corner lot locations to ensure that the test holes are on the Community Lot.

b. Contractors – Dave advised the members that we have had to find several different contractors for the repairs and upgrades over the last two years. Dixon Dirt Works has been doing tank replacements, upgrades to new tanks which are within the scheduled upgrade window and will be completing the upgrades to the lots scheduled for 2022. So far they have been reasonably priced, great to work with and do excellent work. Dave also advised the members that the Myers Sewer Pump that PPSD included in their Specifications is no longer being manufactured. We have updated the PPSD Specifications to show a Barnes Sewer Pump. Three Barnes Sewer Pumps have been installed a lots in 2022.

c. Dave reminded members that any members who intend to do construction which involves a new or relocated septic tank, need to notify Jan via email as soon as possible. Jan will provide instructions regarding submission of Sewer Permit Applications, drawings, etc.

d. Trustee nominations for Board Members: Jim McLean & Melanie Mikkelsen are not volunteering to continue on the Board. The required five Board Members will be Dave Tewel, Jim Bell, Bryan Dearden, Jeff Christenson and Jan Tewel. Dave Tewel's and Jan Tewel's terms end in 2023. Jeff Christenson's term ends in 2024. Nominations for Board Members were made, seconded and approved for Russ Mager, Ashley Wolfe and Bob Williams. Russ Mager has a vast knowledge of operating a business and will be available to help members who have issues, since he plans to live at Pinto Point during the summer season. Bob Williams is a General Contractor and has extensive experience with the installation of sewer systems. Both Russ and Bob will be a great resource for PPSD. Russ Mager and Bob Williams will attend the PPSD Board Meetings as Trustees until they are elected by the members. The addition of Russ Mager, Ashley Wolfe and Bob Williams as Trustees to the PPSD Board of Directors will be discussed during the 2022 PPSD Fall Board Meeting. Per the PPSD Bylaws the ballots for Russ Mager and Bob Williams will be distributed with the 2023 Spring Board Meeting Minutes. Nick Oltean has also volunteered to help the PPSD Board as a Trustee. That appointment will be discussed by the Board during the 2022 PPSD Fall Board Meeting.

e. Other new business –Ballots counted after the 2022 Annual Member Meeting show that Bryan received 30 yes votes and 1 no vote. Jim Bell received 26 yes votes and 5 no votes. Bryan Dearden and Jim Bell have been re-elected by member ballot.

6. Adjournment – A motion to adjourn was made and seconded. Meeting adjourned at 10:00am.