

MINUTES
GREENSTONE COUNTRY COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS REGULAR MEETING

Time & Date: January 31, 2022, at 4:30PM

Place: Zoom

<https://us02web.zoom.us/j/81314688046?pwd=bzg0THYybExia2hFUjBBN2RpdVNYUT09>

Meeting ID: 813 1468 8046

Passcode: 802688

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1. REGULAR MEETING CALL TO ORDER/ROLL CALL

Present: Rod Rozman, Dan Schmidt, Bob Vance, Terry Schutten, CSD Septic Inspector Brian Rule, CSD GM Shelly Greene

Absent for Roll Call: Greg Smith

2. APPROVAL OF AGENDA

- Motion: Rod Rozman motioned to approve the agenda. Second by Dan Schmidt. Motion carried.

Rod Rozman – Yes

Dan Schmidt – Yes

Bob Vance – Yes

Terry Schutten – Yes

Greg Smith – Absent

3. APPROVAL OF MINUTES

- November 10, 2021, Regular Meeting

Motion: Rod Rozman motioned to approve the November 10, 2021, minutes. Second by Terry Schutten. Motion carried.

Rod Rozman – Yes

Dan Schmidt – Yes

Bob Vance – Yes

Terry Schutten – Yes

Greg Smith – Absent

4. CSD GEOLOGIST REPORT

- Geologist George Wheeldon not present
- Introduction of new inspector

Brian Rule was introduced to the Board as Darrell Creek's replacement.

Shelly reported Brian has already streamlined a couple of processes. Reports are now sent electronically, and Brian has been contacting homeowners to get email addresses.

Rod Rozman asked Brian if he had any comments or initial recommendations.

Brian said the CSD was doing a good job, however, the six-inch access ports that many properties have are not very good for inspection purposes. You can only see six inches into the tank so you can't see the top seam, you can't see the riser seal, you can't see the influent sanitary T or baffle wall, so issues can be missed. He's already seen systems with root clogs that have needed work within the last year. Having better access would help identify issues.

Rod asked if two-foot Riser would be a good thing at this point.

Brian explained 24-inch riser access lids definitely help if they're installed properly. They can be done by homeowners, however, if they do them wrong and don't use the proper sealant you can have root infiltration issues. In another community that Brian manages they remove all the concrete access risers and just have the poly with lids. He noted many of the tanks in Greenstone with 24" risers still have the concrete lids and six-inch access ports.

Dan Schmidt commented that we should put something out to residents that is very specific about the fact if they have a six-inch riser and don't go to the 24-inch ports, than their inspections are not going to be very accurate.

Rod Rodzman agreed and recommended we first inform folks that the CSD is moving to the two-foot risers and if you don't do this you could be left behind and you may have inaccurate readings. We've talked in the past of maybe mandating the 24" risers like Auburn Lake Trails does, or maybe giving an incentive to get them to change from 6" to the 24" risers. We need to work up a plan which will take a little time.

Brian also discussed the depth-to-water measurement of the leach field risers that the previous inspector did. As far as the County and State are concerned if your leach field doesn't have effluent surfacing it is not a public health issue. Brian does a visual inspection, checks for abnormal vegetation or whether vegetation is higher in certain parts of the leach field. Brian asked if the Board wants him to continue to measure the inspection risers on the leach lines.

Rod directed Brian to discuss with George Wheeldon.

5. GREENSTONE COUNTRY CSD

- Septic Policy – Tabled to next meeting. Shelly will disseminate draft prepared by Greg Smith. Board members will return their comments on the draft directly to Shelly for discussion at the March meeting.

- Voucher Continuation

Rod Rozman discussed whether it would be better for the CSD to spend funds on things that are more equitable in the community, like culverts, instead of vouchers.

Dan Schmid asked if other communities offer vouchers.

Brian Rule advised that Auburn Lake Trails does not, however, they do offer an interest free loan program for tank Replacements.

Terry Schutten asked Brian to elaborate on an earlier comment about septic pumping frequency.

Brian said recent studies have found that bacteria get tired after about five years so then your suspended solids can make their way to your leach and causes biomat to grow quicker and that's how a leach fields fail.

Rod Rozman asked if that's a recommendation or if that's a drop dead five years?

Brian said it's always a recommendation because some households don't have high a volume of use and will never go over 25%. However, they still found that those people that get longer than five years the bacteria are not quite as healthy, so the system is not going to work as well. They found that when you pump, you're basically starting over new.

Terry Schutten commented if we're going to eliminate the voucher program, we need to let the community know what we are doing.

Dan Schmidt felt CSD funds could better spent on other projects.

Greg Smith joined the meeting and was updated on the discussion.

Motion: Rod Rozman motioned to discontinue the voucher program beginning Fiscal Year 22/23 (July 1, 2022). In the meantime, the Board will work on a plan to disseminate information, so residents are fully aware of the impending change. Second by Dan Schmidt.

Discussion: Dan Schmidt commented in the interest of transparency we should advise residents in advance of the change.

Rod will make an announcement at the next HOA meeting that the voucher program is being discontinued. Shelly will put a notice in the HOA newsletter and post on the CSD website.

Motion carried.

Rod Rozman – Yes

Dan Schmidt – Yes

Bob Vance – Yes

Terry Schutten – Yes

Greg Smith – Yes

- Security

Bob felt the current roaming security was insufficient.

Rod suggested the Board come up with a list of alternatives for the HOA to consider regarding security.

Dan Schmidt suggested meeting with the HOA Security committee

Rod will invite EJ Fontaine of the HOA Security Committee to the next meeting to discuss different options. Any suggestions should be sent to Shelly.

Bob commented building security should be considered as well and discussed a new wifi system available through T-mobile.

Shelly will talk to T-mobile and let the Board know what is available.

Dan asked if we should be reserving money for building security.

Rod ask Shelly to add a line item in our reserves for building security for the next budget cycle.

- Preferred Propane Provider

Rod reported there is one firm bid and one verbal bid. The HOA will handle the agreement once a vendor is selected.

- Engineering Bid

Shelly reported the engineering bid process will hopefully start in mid-March. The CSD attorney recommended doing separate processes for the Inspector and Engineer (Geologist).

Motion: Terry Schutten motioned the CSD will hire a geologist on an “as needed” basis for mandated, or specific, technical issues above and beyond services provided by the inspector. The CSD will then contract a septic inspector with all the appropriate licenses and insurance to conduct annual septic inspections beginning July 1, 2022.

Discussion: Bob asked if the purpose of the motion was to separate the engineering and inspection contract. Terry responded yes, we would have the Geologist for specific tasks that a geologist would undertake, separate from the inspection program.

Amended Motion: To separate the inspection and geologist contract into two separate contracts. Second by Bob Vance. Motion carried.

Rod Rozman – Yes

Dan Schmidt – Yes

Bob Vance – Yes

Terry Schutten – Yes

Greg Smith – Yes

Terry reminded the group if the anticipated cost is under \$25,000 an RFP process is not required. Shelly will sample some local vendors to see if an RFP process will be necessary.

6. GREENSTONE COUNTRY HOA - None

7. MANAGERS REPORT

- Budget Update

Shelly gave an overview of current expenditures. The building was painted in November and was paid for out of account 4180 so we will be over budget in that account.

Dan Schmidt said we have allocated reserves for painting the building and should use that fund.

Bob Vance agreed and recommended making all budget adjustments at the end of the fiscal year.

Rod Rozman recommended adding the building to allocated reserves for things like deck repair/replacement. Bob and Shelly will work an appropriate dollar amount and bring back to the Board for discussion.

Shelly noted two new budget account codes from the County. 4267 is for software subscriptions and 4463 is for phone and radio equipment. Those account codes will be used going forward.

Revenues are about where they should be except for interest which continues to be lower than previous years.

The biannual audit will take place in March.

- Septic Rpt.

No issues to report.

8. DIRECTORS COMMENTS – No Comments

9. OPEN FORUM – No Comments

10. NEXT REGULAR MEETING

March 9, 2022, at 4:30 PM

11. ADJOURN

Motion: Rod Rozman motioned to adjourn the meeting. Second by Terry Schutten.
Motion carried.

Rod Rozman – Yes

Dan Schmidt – Yes

Bob Vance – Yes

Terry Schutten – Yes

Greg Smith – Yes