

BUCKHORN RANCH WATER COMPANY
AUGUST 29, 2022 – 6:00 P.M.
VIA ZOOM

Participating:

Erik Klemme
Sean Patrick
Nikolai & Kate Starrett
Casey Lanza
Grant Bremer
Galen Betz
John Davis
Ben & Kate Somrak
Cathy Low
Chad Smith
Brian Carney
Jack Dietrich
Norman Whitehead
Rob Harper, Toad Property Management
Beth Appleton, legal counsel

Rob called the meeting to order at 6:06 p.m. and Kate explained there was a lot of information to share.

Jack said Norman had distributed a report regarding the Well #3 Preliminary Test to the Buckhorn Board and Sean said he could circulate the report to any interested owners. Jack said the depth of the well and testing had been outlined in the report and Jack said the State had confirmed the water quality was good. Jack said testing was performed over a 25 hour period and the well was producing water at a satisfactory rate using a 3 horse power pump. A larger pump could be moved into the well for additional testing when the nearby ditch was not running. Jack confirmed a location 105 feet from the ditch and 105 feet from wetlands had been selected to meet the State requirements.

Ben thanked Jack and Norman for considering potential locations and the selected location seemed to be very promising. Sean expressed concern about potential surface contamination with a shallow well and Jack said the proposed location of Well #3 would not have surface contamination problems and the well was at 100 feet. Norman said the well pumped clear water at 70 feet and Williams could insert a larger pump to test the well to its limits. Norman said it would be good to do the work when the ditches were not operating or low and it would take a couple of weeks to get everything in place to perform the new tests.

Brian explained there had been 3 or 4 days during July when the pumps were running 24 hours a day and water levels were still dropping. If that happened during a dry summer, when owners were irrigating landscaping, it would be a problem and the new well would address the high use times. Ben suggested ways to encourage owners to establish water

conservation methods. Norman said the State did have requirements for collecting rain water.

Jack confirmed it would be necessary to have a pump house to connect to the infrastructure. Norman said he had been reviewing potential layouts and operation and having the pump house at the cul-de-sac might be a higher upfront cost but the long term benefit would be greater. The pump house would need to be more than a 10 x 12 building to contain all the controls and equipment. Norman said it would be better to have the structure above ground to allow for a floor drain.

Jack confirmed a site visit to the pump house would be at least once a week but it would not be necessary to visit the actual well on a regular basis. Norman explained more work was necessary to price all the parts for pumping and after that installation costs would be considered. Norman confirmed there was electricity approximately 370 feet from the potential pump house location and the well was 750 feet away from the pump house. Norman said he was waiting for Gunnison County Electric to get back to him with potential costs and then a cost analysis would be prepared once all figures were available.

Jack said a final plan with pricing could be presented in mid-October and then the plan would be submitted to the State. Norman explained a final plan would not be possible until the larger pump was in place and the ditch was not running as those results would determine some of the specifications for piping.

Williams had not yet submitted an invoice for the well drilling but it was expected to be between \$15,000 to \$17,000. Erik said a pump house at the cul-de-sac instead of at the well would reduce the need to enter into agreements with various entities outside of Buckhorn. Norman confirmed multiple locations for the well had been considered and some other locations had potential and might also have recreational benefits but the well drilling location was selected by a group of interested individuals as the better option.

Norman said there was a 30 foot utility easement in place and it was not anticipated that any additional easements would be required. Kate asked Jack and Norman to participate in an owner meeting once the plan and pricing had been put together. Norman agreed the summary document for Well #3 could be shared with all owners on the website or at the September 10, 2022 annual owner's meeting.

Sean explained there would be a lot of construction over the next few years and it would be beneficial to have the additional water supply. Norman said the size of the pump would not be a significant cost compared to the costs involved in piping. Jack said the costs would be \$250,000 or higher based on other projects.

Jack said October 1st was the date for the ditch to be turned off and at that point the 3 horse pump could be used and if the well was still producing a larger pump could be used to determine the gallons per minute.

Jack and Norman were thanked for their work.

At 7:26 pm Ben made a motion to adjourn the meeting. Sean seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management

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