

**HAYDEN LAKE RECREATIONAL WATER AND SEWER DISTRICT  
MINUTES OF REGULAR MEETING  
MARCH 14, 2012**

CALL TO ORDER

The regular meeting was called to order by Chairman Sewell at 9:00 a.m. Board members present were Dave Weinstein, Todd Walker, Tom DePew and Carole Stringer. District Superintendent Dustin Jacobson was also present representing the Board. District Administrator Lynn Hagman recorded the minutes of the meeting.

AGENDA AND MINUTES

**Board member Stringer moved to approve the agenda for this meeting, seconded by Board member Weinstein. The motion carried.**

**Board member Stringer then moved to approve the minutes of February 22, 2012. Board member Walker seconded the motion. The motion carried.**

WILLOW WOOD REQUEST

The Board discussed a letter of request received by Mr. Jim Gray, owner of the Willow Wood subdivision. Mr. Gray has divided his property into three separate lots and owes CAP fees on all three. There is a pending sale on one of these lots and Mr. Gray is requesting the Board to allow him to pay his CAP fees within 30 days of recordation of the final plat rather than prior to plat recordation. Board member Stringer felt that if this was allowed it should be added as an escrow instruction and the District would be paid out of escrow. Board member Weinstein agrees and stated that a letter agreeing to pay, signed by Mr. Gray may also be allowable.

**Board member Stringer moved to approve the payment of CAP fees within 30 days of recordation subject to this being added to the escrow instructions stating \$31,500 will be paid to the Hayden Lake Recreational Water and Sewer District. Board member Walker seconded the motion. The motion carried.**

Mr. Gray's second request is to be allowed to keep his home, which is on one of the three lots, on septic. Board member DePew felt that since Mr. Gray had split his property, he should be made to hook to the sewer. Superintendent Jacobson reminded the Board of a letter that was sent to the home owners on this section of Strahorn Rd. informing them that even though a new sewer line was being installed in front of their property, as long as their septic systems were in good working order they would not be made to hook to the sewer unless they had a septic failure. Mr. Jacobson feels that Mr. Gray should be allowed to leave his home on septic until there is a failure with his system.

Mr. Jacobson also felt that creating a minor plat with three lots could trigger the need for Mr. Gray to hook to the District sewer system. **Board member Weinstein moved to be consistent to what the letter states and allow Mr. Gray to leave his existing home on the septic system until such time that it fails. Board member Walker seconded the motion. The motion carried.**

The letter that was previously discussed by Superintendent Jacobson was discussed and Board member Stringer requested a copy of this letter be given to Board members for review.

#### CALCULATION OF WATER USAGE ON COMMERCIAL PROPERTY

Chairman Sewell informed the Board that the District has no policy on how often the District re-calculates the water usage on commercial property. Chairman Sewell has suggested that the District re-calculate water usage on a three year basis and adjust the O & M accordingly.

Superintendent Jacobson questioned the number of current ER's that a commercial business might have and if they were to downsize the business, would the District buy back ER's from them. Administrator Hagman replied that the O & M would be adjusted and the ER's would remain the same. Board member Stringer agreed that the ER's currently owned by the business means that they have that much capacity and could downsize but could at a later date upsize back to their current capacity, therefore, the O & M is what would be adjusted.

The Board discussed calculating capacity by water usage versus number of seating. Board member Stringer felt that the only fair way to calculate is by water usage, which is also what our ordinance dictates. Board member Stringer felt that sometime in the future the Board may need to review this ordinance and update the language. Mr. Jacobson questioned the privacy issue with requesting the water usage. Administrator Hagman replied that we are not allowed to request personal information however it is permissible to request the water usage.

Mr. Jacobson informed the Board that he will be sending out packets of pre-treatment information to all commercial property owners. Board member Stringer questioned if there was any way to keep track of all businesses in the District. Administrator Hagman and Superintendent Jacobson stated that most all of the property in the District is residential with approximately thirteen businesses.

ADJOURN

**With no further business before the Board, at 10.05 a.m. Board member Stringer moved to adjourn, seconded by Board member DePew. The motion carried.**

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Dave Weinstein, SECRETARY

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Lynn M. Hagman, ADMINISTRATOR