

AGENDA
Bear Mountain Water District
Public Meeting 8/27/25

Call meeting to order at **Chelan Fire Station** (1:00pm)

Updates from Prior Month(s)

Approve 7-23-25 Minutes, make needed corrections

- 1) **HM/HR Generator/LID Issues**
 - a) HOA response by Letter?
- 2) **DOH-WSP**
 - a) Ben and Tim met with John on 8/20, discussed status and upcoming DOH meeting
 - b) DOH meeting 8-28-25 12:00pm Complete Design Conference Room (or Zoom)
- 3) **Rate Tiers/Water Usage in HM/HR**
 - a) Doug's analysis for July meter readings on 4th Tier rate results (attached)
- 4) **Meter Reading**
 - a) Ben will do physical readings this week
- 5) **Maintenance/Upgrade Status**
 - a) Ben to discuss any updates on bids, needed maintenance, etc.
 - b) Prior month pest control, tree maintenance at shop
- 6) **Update on Martias Vineyard — Dept of Ecology work by Marc**

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New Items

- 1) **Financials**
 - a) Tim to review July 2025 Financial Statements with Board
 - b) Status of 2026 Budget for Projected Rates
- 2) **Other**
 - a) Commissioner Work Session to be scheduled mid-October

July Meter Readings				
Name	Usage	Current	Proposed	
	(gal.)	3-Tier	4-Tier	
		\$	\$	
Golf Maint.	9	\$153.33	\$153.33	
Golf Pro Shop	25	\$401.53	\$542.03	
Golf Bath #6	1	122.35	\$122.35	
Golf Bath - Driv Rg	0		\$0.00	
Don Barth Home	2	\$125.05	\$125.05	
Izzy Fromm	4	\$130.45	\$130.45	
Miller & Gothe	23	\$369.63	\$482.03	
**Miller & Gothe	0		\$0.00	
**Miller & Gothe	0		\$0.00	
**Miller & Gothe	0		\$0.00	
**Miller & Gothe	0		\$0.00	
**Gunn	0		\$0.00	
**Heichel	0		\$0.00	
**Valentine	0		\$0.00	
**Spring	0		\$0.00	
**Scharfenberg	0		\$0.00	
**Nelson	0		\$0.00	
Perry	3	127.75	\$0.00	
LaBrue	0		\$0.00	
**Jacobs	0		\$0.00	
McDonnell	7	\$138.55	\$138.55	
Harken	5	\$133.15	\$133.15	
Kennedy	12	\$194.18	\$194.18	
**McCalmon	38	\$608.88	\$932.03	
**Renard	0		\$0.00	
**Jacobs	0		\$0.00	
**Grondal	0		\$0.00	
Grondal	23	\$369.63	\$482.03	
Bear Mt. Casa,LLC	7	\$138.55	\$138.55	
Moran	17	\$273.93	\$302.03	
Bell	15	\$242.03	\$242.03	
Bell-#40 joined with #39	0		\$0.00	
Reyes, Raphael	0		\$0.00	
Hansen	8	\$144.38	\$144.38	
Foster	15	\$242.03	\$242.03	
Kramer	6	\$135.85	\$135.85	
Goldstein	4	\$130.45	\$130.45	
**Peterson	0		\$0.00	
Peterson	19	\$305.83	\$362.03	
**Peterson	0		\$0.00	
Nadon	20	\$321.78	\$392.03	

Bear Mountain Water District

Minutes-Public Meeting 7/23/25

Meeting at Chelan Fire Station commenced 1:00pm

Present:

Dale Watkins, Jim Batdorf, Kevin Palmer, Ben Behrle, Tim Rizzo, Doug Willcox, Marc Marquis, Guest Mike Bruno

The prior minutes from 5/28/25 were approved, no corrections noted.

1) HM/HR Generator Discussion

- a) Mike Bruno, HM resident wanted more information on the previous ULID and exclusion of generators
- b) History of LID and its intended results was discussed. BMWWD attorney Marc Marquis advised that ULID is closed and opportunity to appeal is closed. Generator(s) omitted due to lack of funding.
- c) Doug discussed some of the water system parameters and how, with power, all lots have water available for fire purposes (upper six lots somewhat less available).
- d) Ben has worked previously with Chelan Fire re: fire plans—hydrant and reservoir locations, provided maps
- e) System designed for 15 gpm, per lot, for 12 hours
- f) Mike stated that Letter would be forthcoming from the HM/HR HOA re: their concerns

2) Streamline Web-site software

- a) Website is in service. Card payment portal has been working, many customers to have used to date
- b) Customers notified of website and its contents in monthly billings

3) Work at HM.HR

- a) Mini-sinkhole in late May near Reservoir #1, fed from Reservoir #2, piping repaired by JC Excavating
- b) Chip seal will be done in late August in conjunction with other HOA work (est \$900)

4) DOH-WSP

- a) No additional work done since last discussions with Complete Design
- b) \$66,080 has been paid to date, to Complete Design
- c) Tim and Ben will meet with John Torrence to discuss project status and plans for further work.

5) Rate Tiers/Hm/HR Water Usage

- a) Ben and Tim analyzed HM/HR rates between Ranch and Residential rates. 27,000 gallons per month is about where BMWWD has deficit revenue from the Ranch rate. Should an adjustment be considered?
- b) Doug presented analysis on what a 4th Rate Tier might present to BMWWD in terms of additional revenues and further incentive for customers to conserve water usage in Bandera/Sabio
Information based on May and June usage suggested a possible revenue increase of over 20%
- c) Doug will present a similar analysis for July 2025

6) Meter Reading

- a) To be done this week

7) Equipment Upgrades

- a) JC Excavating to finish meter hook-up of two HM lots
- b) Ants at WTP, Board approval to engage Exterminator to eliminate problem
- c) Ben to get help in necessary tree maintenance at Shop

8) Marc's work for Maritas Vineyard — Dept. of Ecology issues

- a) Water service crossed highway, need administrative division of Water Rights
- b) New owners need to sign certain documents, Marc has been providing this service

Financial Report

1) Financial Statements

- a) **Revenues** on BMWWD Mgmt. Statement were \$70,409 for June 2025 and \$332,482 YTD
- b) BMWWD **Operating Income** (before Depr and Interest) was \$38,347 for June 2025 and \$163,201 YTD
- c) Total BMWWD **Book Surplus** was \$10,872 for June 2025 and \$7,976 YTD (incl Interest + Depreciation)
- d) Unusual positive results primarily due to one-time charge to HM/HR customer for additional water hook-up
- e) YTD Revenues were \$21,793 over Budget, June 2025 YTD Operating Expenses are \$12,587 under Budget
YTD Operating Surplus (before Interest and Depreciation) was \$34,380 greater than Budget.
Overall Net Deficit was \$41,300 less than Budget
- f) Segment Operating Statements were also presented.
- g) Balance Sheet \$464,479 in Cash, A/R \$153,385 , CIP \$223,226
- h) Current Liabilities \$29,506, LT Debt \$1,462,461 Equities \$2,661,481

2) Next Commissioner Work Session to be October 15th, 1:00pm

3) Goal for 2026 BMWWD Budget review is Sept 24th Board meeting

Meeting Adjourned 2:50pm

Next Meeting 1:00pm 8-27-25 at Chelan Fire Station

Tim Rizzo, Secretary