



Summary of August 10, 2024 Special BOD Meeting

This is not the official meeting minutes. This is an unofficial summary prepared by Board Secretary Glenn Singley for the benefit of all Lot Owners

The meeting was called to order at 4:03 pm in the Sandlot Room. A quorum was established, with 6 board members present. Nancy was absent. 19 lot owners were in the audience.

NEW BUSINESS

1. **Decide how to deal with substantial water / sewer bill increase.** – Discussion and possible action.

Discussion included an explanation of the City now charging our sewer fee based on an amount per cubic foot of water consumption instead of the flat rate that had been negotiated years ago. Last year we were paying \$4,315.35/month sewer fee. Our July sewer fee was \$11,331.02. Green Trees has had their rate increased as well and raised their dues by \$48/month. There was speculation that our dues would have to be raised from \$10 to \$25/month to cover the cost. However, it is too soon to even discuss how much at this time as a lot of information needs to be gathered. Green Trees was able to get the City to postpone the increase until January 2025.

Some information that needs to be gathered includes:

- Ask our lawyers if it is legal to increase utilities by so much all at once.
- Communicate with Green Trees to see what they have done so far and is it possible to join forces and approach the City together to negotiate a reduced rate.
- Evaluate our water usage to determine how much additional it will cost on an annual basis.
- We are on a commercial rates schedule. Would residential be any better?

Possible and probable actions:

- Try to delay further increases until January 2025.
- Meet with a couple of Green Trees Board members and/or other knowledgeable people with a couple of our Board members, Ben, and any other knowledgeable people to develop a strategy to approach the City. Joint meeting must not be a quorum of Board members as to not fall under open meeting laws.
- Have a follow-up special BOD meeting to discuss outcome of joint meeting.
- Meet with the City Manager to discuss the situation.
- Flood City Council meeting with Coast Village and Green Trees residents if the City Manager will not work with us.

ADJOURNMENT: Meeting adjourned at 5:03 pm.