

Section 9 Water and Sewer Association
February 24, 2018
Meeting Minutes
9:30 AM
SLPOA Administration Office

Call to Order

J. Ott of Appletree Resource Group (Manager) called the owner meeting to order at 9:45 AM. 15 members were in attendance. J. Ott and C. Kvaka of ARG, Bob Cook of Cookgeologic and D. Weir of M&S Septic were also in attendance.

October 8, 2017 Meeting Minutes

Owner (Duchemin) motion to accept the 10/18/17 meeting minutes as distributed. Owner (Donovan) seconded the motion. As there were no questions, J. Ott called for a vote. All voted in favor.

Progress Report

J. Ott of Appletree Resource Group, Inc. provided a summary report of the project to date.

- ARG (Management) conducted pre-meeting with PADEP on 1/14/18. Meeting covered both wastewater plan and commercial well plan.

(PADEP representatives noted and advised that once project is complete, Section 9 Wastewater disposal and water distribution system will be all updated and significantly increase the real estate value as compared to other sections on the older systems. PADEP offered to meet with Section 9 owners (if necessary).

- Replacement options have been narrowed to 4 on lot septic fields at new location (Ramagossa property—Called 11B)
- New commercial well to replace all Section 9 wells to be constructed at same site (11B). This is mandatory by PADEP. They will not permit wells in Section 9 to continue under the new project.

Bob Cook, Cookgeologic.

J. Ott introduced B. Cook of Cookgeologic who has been contracted by ARG to assist with the new well construction, site location, monitor well (s) testing, planning module, etc.

- B. Cook noted that due to the relocation of the new septic beds, the existing section 9 wells are impacted under the PADEP regulations and must be relocated.

- Before being relocated, testing has to be done to be sure the underground Aquifer is not negatively affected. So preliminary test wells and Monitoring wells will remain in place for future testing.
- New well (s) will need to be commercial grade (cased, grouted, chlorinated, storage for 24 hours, pressurized, etc.)
- There is no other well option under PADEP.

Financing Options

J. Ott reviewed the options for financing. It was noted.

- M&S Septic has been more than friendly to Section 9 as they continue to store and haul. D. Weir from M&S Septic noted that the invoice total to date is \$100,000. J. Ott explained that Section 9 Water and Sewer will sign a promissory note for all monies owned.

Owner (Duchemin) motioned to approve the promissory note with M&S Septic for a minimum of \$100,000. Owner (Sheets) seconded the motion. All voted in favor.

- Wayne Bank (\$150,000) loan is in place and to date \$58,000 has been utilized for planning, design, system testing, surveying new lots.
- A special assessment of \$4,000 has been approved but not collected as of the meeting.
- Since the 1/4/18 pre-meeting has been held with PADEP, Section 9 Water- Sewer can now prepare an application for PennVest funding. Terms could be promising with 20 years term at 1.75% or better. J. Ott called for a vote to approve seeking the PennVest funding.
- Owner (Sheets) motioned to approved PennVest applications and funding request for project total (to be determined). Owner (Duchemin) seconded the motion. J. Ott indicated that he hoped to be ready by October 2018 or no later than December 2018 to submit. J. Ott called for a vote. All voted in favor.

Lot Subdivision- purchase (Ramagossa property)

J. Ott indicated that he had come to terms with adjacent owner (Ramagossa) to purchase lot II B. located between SLPOA and Gold Key. And, that this was the location that was tested and has acceptable soils for the 24,000 square feet of septic fields and commercial well. Basically, there were no other alternatives.

Owner (Sheets) motioned to approve the purchase of the property (Known as 11B) for an amount not to exceed \$45,000 plus closing costs. Owner (Duchemin) seconded the motion. Question: will Section 9 water and sewer association own the property- response- yes. J. Ott called for a vote. All voted in favor.

Questions and Responses

Owners agreed to start an email discussion with each other.

Adjournment

Owner (Duchemin) motioned to adjourn the meeting at 11:01 AM. Owner (Mieles) seconded the motion. The meeting was adjourned.