

Comore Loma Water Corporation
P.O. Box 1863
Idaho Falls, ID 83403

March 16, 2021

Attendance: Brad Streeper, Todd Cornelison, Tim Titus, Marv Besmer, Bill Windels, Randy Skidmore, Tyler Paesl, Kirstin Hoskins, Rep from MGM for beginning of meeting

Meeting called to order at: 4:58PM

Review Prior Minutes: Brad motion to approve Feb minutes, Todd second, Passed unanimously.

Presidents Report

1. Well #3 they are working on it. It should be going in the next week or so. By the end of the month.
2. Marbrisa RMP line breaks. Kirstin has made contact with Sean he is working on it.
3. Annual meeting
 - i Power Point???
4. The election of officers. Brad motion to have Tim be the President of the water board, Randy Second, Bill abstained. Brad, Randy, Todd, Marv, Tim: Yes. Todd motion to add Tyler Paesl to the Board, Bill Second, Passed unanimously.
5. Discuss further the MGM proposal, authorize the hiring/contracting of a Manager/Operator.
 - i MGM
 - 1 Mike Madsen – founder
 - a Founded 22 years ago
 - b Largest association manager in Idaho last 6 years
 - c Manage 20 water associations and 120 total associations
 - d Inspections
 - e Court
 - f Chase people
 - g Violations
 - h Lives in Idaho Falls
 - i 30-35% is full service
 - i Includes hiring and managing technicians to manage physical infrastructure
 - j 30% are basic service (accounting functions)
 - k Uses village management software VMS (complete financial package for associations)
 - i Payment portal
 - ii Mail in payments
 - iii Set up with Bank of Omaha
 - l 20% is a hybrid of basic and full service
 - m Scott lives in Idaho Falls and is our service partner.
 - n This company has the managerial expertise to administer our water system, however doesn't not employ the expertise to manage the physical infrastructure and would manage hiring out that function.
 - o Bonded at \$1 million
 - i Shows monthly and realtime financial insight and transparency
 - ii Has not had an embezzlement problem.

- iii Board can decide who sees this information at anytime
 - iv Welcome letter will be sent to members informing them of billing option changes and contact information.
 - v \$1.50 and \$4.50 per charged member
 - 1 \$1.50 accounting only
 - 2 \$4.50 full services
- 6. We need to also discuss joining the Idaho Rural Water Association for 450.00 a year.
 - i Based in Boise
 - ii
- 2. CWO Report
 - 1. Need to have a plan for 2021 as to how the system will be operated, and his “to do” list.
 - i Need to know so that can control the cost to pump and booster water. If we use well number 7 and 8 then the water doesn’t have to be boosted too. May 50K, June 90K, July and August 100+K. Well & pumps 1300-1400 GPM, Well #8 pumps 2600GMP.
 - 2. 2021 irrigation start up for system
 - 3. CWO weekly reports?? Randy will have Colvin start to send the reports again especially to Tim.
 - 4. Back up systems and generator Randy will have Colvin look into it, and have him start it. Have a report for next meeting.
- 3. Financial
 - 1. Report.
 - 2. Power bill/SCADA review.
- 4. Other Items
 - 1. Water rights. (time permitting)
 - 2. Snake River Auqifer and 1500 population
- 5. Ongoing Items.
 - 1. Invest Extra SRF Funds (on hold due to market volatility from COVID-19)
 - 2. General Manager
 - 3. Dynamic Modeling
 - 4. Backflow Preventers
 - i. Letter to Members
 - 5. Isolation Valves
 - 6. Architectural Control board
 - 7. Test Water Meters

Meeting adjourned: 6:41PM