

Adair HOA Board Meeting Minutes

Sunday, April 7, 2024

Attending: All Board members were in attendance.

This Board meeting was called to discuss the water leak situation that occurred in Oct/Nov 2023.

Summary

In October, 2023, Mitchell reported a spike in the community water bill. We were able to identify running toilets in two units – 1314 (Fredericks) and 1316 (Partlett). Both Unit Owners were notified of the situation and the running toilets were corrected. At the time, we did not know the full extent of the excess water charges. Unit Owners were told that the Board would watch the next few water bills to better assess the exact impact of the running toilets.

During roughly the same time frame, there was an exterior sewer supply line leak that occurred at Unit 1308 (Stoltz). The leak was stopped; and extensive repairs were made at Stoltz’s expense. This water leak impacted a different water meter. As such, Mitchell was able to isolate the water charges.

Calculation of Charges

Mitchell did an analysis of prior water bills going back 11 months.

<u>Date read</u>	<u>CCF</u>	<u>\$</u>
11/15/22	35	\$740.67
12/13/22	31	\$653.27
1/13/23	48	\$1,024.72
2/13/23	29	\$609.57
3/13/23	29	\$609.57
4/13/23	27	\$565.87
5/11/23	25	\$522.17
6/13/23	31	\$653.27
7/13/23	24	\$500.32
8/14/23	23	\$478.47
9/13/23	23	\$478.47
10/14/23	90	\$1,942.42
11/15/23	190	\$4,127.42
12/14/24	59	\$1,265.07
1/13/24	43	\$915.47
2/13/24	43	\$915.47
3/13/24	26	\$544.02

In the 11-month period prior to the October water bill, the community average consumption was 29.5 CCF. In the 3-month period July-Sept 2023, the average consumption was 23 CCF.

Removing the expected or average consumption from the period of excessive billings, Mitchell's analysis identified \$6,609.63 in excess billings:

	Excess CCF	Excess \$
OCT	65.5	\$1,431.18
NOV	165.5	\$3,616.18
DEC	34.5	\$753.83
JAN	18.5	\$404.23
FEB	18.5	\$404.23
Total	303	\$6,609.63

Mitchell was able to isolate 18.5 CCF of excess consumption attributable to the Stoltz sewer supply line leak. By removing that amount from the above calculations, Mitchell reports a total of \$4,588.50 in excess billings directly attributed to the running toilets in Units 1314 and 1316.

Supply Pipe Leak		18.5
Removed Supply Pipe Leak CCF		
	Excess CCF	Excess \$
OCT	47.0	\$1,026.95
NOV	147.0	\$3,211.95
DEC	16.0	\$349.60
JAN	0.0	\$0.00
FEB	0.0	\$0.00
Total		\$4,588.50

The Adair Board consulted with legal counsel, Steve Hall, with respect to options for a special assessment. Hall cited the Condominium Documents, section 8(c), which gives specific authority for the Board to assess individual units for excessive water usage.

The Adair Board acknowledged that it cannot with 100% certainty attribute all water usage to either specific unit. As such, the Board agreed to absorb \$588.50 in the community budget and voted unanimously to assess Units 1314 and 1316 \$2,000.00 each.

The primary concern of the Board is that the community as a whole should not bear the financial costs associated with any individual Unit Owner's negligence, accidental or otherwise. Further, the Board felt that it had a duty to advocate on behalf of all Unit Owners in the most fair and reasonable way.

Casey and Marshburn will meet with David Partlett on Monday April 8 at 4:00 pm.

MEETING ADJOURNED: APPX 4:15 PM