

**MINUTES OF THE MONTHLY MEETING
PRUDENTIAL COMMITTEE -- WINHALL-STRATTON FIRE DISTRICT #1
Thursday, July 28, 2022 4:00PM**

The monthly meeting of the Prudential Committee of the Winhall-Stratton Fire District #1 was held via teleconference due to the pandemic (Login to: <https://us02web.zoom.us/j/3132650303?pwd=Y25LZ3I0U0F5WE9hamJGdjhjekQvQT09>) on Thursday, July 28, 2022.

Prudential Members Present:

Tom Snopek, Chairman
Ric Swenson, Member
James Reynolds, Member

Not Present:

Helmer Pearson, Member
Amy Kirkpatrick, Member
Pat Moyna, SMC

Present by Invite Were:

Diana Stugger, Advisor
Margaret Dwyer, Chief Operator
Rosa Cannella, Secretary

Tom Snopek called meeting to order at 4:08PM.

RESOLVED: Upon a motion duly made and seconded the June 30, 2022 monthly meeting minutes previously distributed were accepted as submitted. (TS/RS/JR)

RESOLVED: Upon a motion duly made and seconded the Prudential Committee approved financials as submitted. (TS/RS/JR)

RESOLVED: Ric Swenson reported that his review of bank statements and reconciliations for (Jan-Feb-Mar 2022) look in order. (TS/RS/JR)

RESOLVED: Blanket Purchase Orders for fiscal year ending June 30, 2023 were approved tentatively upon review in final form. (TS/RS/JR)

RESOLVED: Upon a motion duly made and seconded the Committee approved the Residential Application for Gallonage submitted for 4 Summit View Road for a newly constructed 4-bedroom home for both water and sewer. (TS/RS/JR)

RESOLVED: Upon a motion duly made and seconded the Committee approved the Residential Application for Gallonage submitted for 6 West Branch Road for sewer only for an existing 4-bedroom home. (TS/RS/JR)

RESOLVED: Upon a motion duly made and seconded the Committee approved a one-time reimbursement payment to Adrian Solomon owner of Styles Brook #802 of \$1,599.72, representing the difference between 3-bedroom and 4-bedroom billing, totaled over the past seven years (see attached Addendum for summary). (TS/RS/JR)

OLD BUSINESS:

Margaret was pleased to report that a new employee was hired, Ben Krasny, he starts on August 3rd. Margaret reported that USIC locating is not going well. Their response time is bad and their locating takes too long. She added that since the signing of their contract with the District they have only located 2 or 3 lines with help from her crew. Margaret reported that the Sun Bowl well lines for wells 49, 50 and 51 must be replaced. She is getting an updated quote from Hunter Excavating (old quote approx. \$100K) this will be a Capital Project for next fiscal year 23/24..

Meeting adjourned at 4:53pm.

The next monthly meeting has been scheduled for Thursday, August 25, 2022 at 4:00PM via teleconference due to the pandemic. (Login to: <https://us02web.zoom.us/j/3132650303?pwd=Y25LZ3I0U0F5WE9hamJGdjhjekQvQT09>). (TS/RS/JR)

ADDENDUM TO THE MINUTES 7-28-2022
SUMMARY FROM REPORT ROSA CANNELLA

On July 12, 2022 I received a call from Adrian Solomon owner of Styles Brook #802 with questions regarding her water and sewer invoice dated July 1st 2022. She asked why her water and sewer bill was so high. She spoke to her neighbor and they pay much less than she does and they use their unit much more than she uses hers. I informed her that for some time now we no longer use meters and our rates are fixed and based on the number of bedrooms. I also told her that the only way her neighbor's bill is much less than hers is if they have fewer bedrooms. I then took at her account number SO500 and found our records had her for 4 bedrooms. She said she had 3 bedrooms and never since she owned the unit for 30 years has it ever been a 4 bedroom. I then told her that Margaret Dwyer would have to do a walk-through to confirm the number of bedrooms. Margaret contacted their caretaker, Jim Lane, and got into the unit and confirmed 3 bedrooms. I then called Mrs. Solomon and told her that I corrected her current bill accordingly and sent her a revised bill via e-mail. She then insisted on a refund for the 1 bedroom from the time she owned the unit 30 years ago. I told her that I believed that the WSFD#1 could only go as far back as 7 years (\$1,599.72) and I would work up a spread sheet and I sent that to her via e-mail as well. I have not received a call back from Mrs. Solomon since I sent her those e-mails on July 14, 2022.

In an attempt to get ahead of the aftermath of potential Styles Brook neighbor discussions, I took a look at each of the Town of Stratton Lister Cards for all the units in the Styles Brook Development. I created a spread sheet which lists what the town has for bedrooms, what we bill for bedrooms and highlighted units that had discrepancies of bedrooms plus or minus. I then asked Margaret to do a walk-throughs of the units which had discrepancies. Margaret found the following units which we need to update number of bedrooms:

SB302 from 3 to 4

SB307 from 3 to 4

SB511 from 3 to 4

SB606 from 3 to 4

SB609 from 2 to 4

SB701 from 3 to 4

SB802 from 4 to 3

SB813 from 3 to 4

SB910 from 4 to 3

SB1001 from 3 to 4

SB1006 from 3 to 4

SB1010 from 3 to 4

We then contacted the District's attorney and asked for legal counsel on this situation.

At the WSFD#1 monthly meeting, held July 28, 2022 at 4pm, the Prudential Committee Resolved to refund Mrs. Solomon (owner of SB#802) 7 years of 1 bedroom water and sewer overcharge. The Prudential Committee also resolved that our legal counsel craft a letter to Mrs. Solomon explaining our refund. The Prudential Committee also resolved that our legal counsel also craft a general letter to any homeowner who will see a change of bedroom count based on our research.

The District will continue to audit bedroom counts for all customers connected to the system.