

Road's Water Sewer Report- Dennis Jamason
FPOA Monthly Report/ May 7th, 2016

The remaining 5 services that were installed in 1963 have been replaced.
The association controlled valve serving the Lopes property has been replaced.
Material behind the water tanks have been removed.
A large leak at the top of Juniper St. was repaired.
(The stream behind the school house was rerouted as water was pooling at the foundation of the Water treatment plant ~March)

It has been 3 years since the Reserve Study has been updated. The purpose of the Reserve Study is to secure funding for the maintenance and replacement of the Association Controlled Assets. In order to prevent the need of special assessments to replace failing components owned by the association. We are required to review and adjust the Reserve Fund every 3 years.

After 7 years in place, some items are fully funded, over funded or under funded or have been completed. I believe we can make adjustments to the reserve fund without increasing the assessment of \$19,000 annually.

An updated Reserve Study will be completed this year and submitted to the membership for review and discussion.

We plan to perform the following repairs and maintenance this year:

1. Expose and inspect the manholes
2. Expose and operate all valves in the water distribution system
3. Replace sewer clean out under the railroad tracks
4. Flush and clean the fire hydrants/ trim vegetation
5. Clean and repair main water tank
6. Remove vegetation and fill holes at the spring
7. Patch roads and clean out drainage pipes
8. Remove pine needles from the school house roof
9. Inspect spring water transport line.