NORTH LAKE RECREATIONAL SEWER & WATER DISTRICT

MINUTES

Regular Monthly Board Meeting
Friday
June 12, 2026

REGULAR BOARD MEETING

1. Call to Order at 11:02am

2. Roll Call: The following directors were present: Chris Renfro, Michael Swanson, Dave Bruce, Julie Suitter and John Sommerwerck via phone.

   Also present were: Cheryl Beach, District Treasurer; Travis Pryor, Operations Manager; and Amanda Vawter, District Recording Secretary; Shawn and Kara Barton of SKBarton Invest were also present. Jordan Zwygart of Zwygart John and Associates was present to present the annual financial audit for FY 2024-2025.

3. Approval of minutes of preceding meetings:
   a. April 10, 2026 **ACTION ITEM** Dave Bruce motions to approve the minutes as written and Julie Suitter seconds. All in favor

4. Treasurer's Report:
   a. May 31, 2026 **ACTION ITEM** Julie Suitter motions to approve the report as presented. Mike Swanson seconded the motion. All in favor
   b. Audit Presentation **ACTION ITEM**: Jordan Zwygart presented the annual audit. He confirmed all financials were materially correct; auditors reviewed invoices, bank statements, and supporting documents. Dave Bruce motions to approve the audit and Julie Suitter seconds. John Sommerwerck abstains. All others in favor.

5. Operations Manager's Report:
   a. General Operations Update: Travis Pryor reported that the District was successful in the TMA mudslide trial. TMA had sued the District for negligence related to a water main at Tappan Falls Road. A 12-member jury found no negligence. The case was resolved in the District's favor; no further action required. Anticipates that Robert Martin will be retiring on August 30, 2026 and his position (Class 2-4 operator) needs to be filled. Travis will be advertising for this position and a water operator position. Travis is in the process of interviewing a candidate he feels would fit strongly and would like two board members to sit in on the interview. Chris Renfro and Mike Swanson volunteered to sit in. James Holland needs to be added to our water system as the DEQ required charge operator. This is due to the departure of Joe Bedford and his District acquired license being used for the role. James came to the District with a Class 4 license and has offered to take on the responsibility. This is a personal risk to his license. He has asked for a 5% raise to take on this responsibility. Travis has asked the board for approval on this. It will be added to the July meeting as an action item.
   b. Septage Receiving Station Project Update: The screen has been ordered and installation quotes are being gathered. There is one quote that has been received (it needs refinement) and one more expected. Equipment lead time is approximately 30+ weeks. As more information is made available there will be more updates.
   c. Tamarack Well 12 Update: An owner training/startup was attempted but unresolved electrical and communication issues remain. Water sampling is ongoing to confirm safety before the District takes ownership. There are also complex issues which include Idaho Department of Water Resources water rights (Tamarack does not own the water rights), land ownership, easements, and equipment lists. Travis expects a resolution by the next meeting.

6. Old Business:
   a. No discussion needed for approval of Resolution 26-01 to increase sewer and water rates as already discussed and approved in May 8th meeting. **ACTION ITEM**: The rate increase was approved at the May 8th meeting but the formal Resolution was not properly approved. Chris

Renfro motioned to approve Resolution 26-01 to increase Sewer to $46/month, Water to $36/month and Tamarack Water to $51/month. Julie Suitter seconds. A role call vote was taken and all were in favor

b. City of Donnelly Sewer Annexation Update: No update yet. City has not held a meeting after their attorney was presented with our information.

7. New Business:
   a. Discuss/Approve Shawn Barton Conditions of Annexation **ACTION ITEM**: Travis Pryor presented the conditions of annexation for Shawn Barton and his wife Kara, who petitioned to annex four parcels into the District. They plan for up to 12 sewer connections (EDUs). The property will not be further subdivided. Two infrastructure options were presented — building a District-standard sewer lift station (estimated $350,000+) with District ownership, or building a private (non-District-standard) lift station with the Barton's retaining ownership of all on-site infrastructure, discharging into a District-owned manhole. The second option was recommended. The District would meter flow at the connection point to monitor for unauthorized connections or maintenance failures. Capacity at the connection point was confirmed as adequate by Keller Associates. The developer Requested to pay for 5 EDU connections upfront and pay for the remaining 7 at future rates as permits are pulled, due to uncertainty around a pending Conditional Use Permit (CUP) from the county. Worst-case scenario is building 8 units if the CUP is denied. Shawn Barton raised that a recorded 50-foot easement on the east property line does not align with where the District's pipe actually runs. The pipe is outside the legal easement boundary. Travis Pryor recalled the issue had been discussed previously but not formally resolved. The District's attorney had previously indicated that long-standing use and visible manifestation of the pipe's location reduced legal risk, but acknowledged the easement should be corrected. The easement misalignment will be added as a discussion and action item to the July meeting. The developer will provide survey documents to Travis prior to the meeting. It was confirmed the COA was modified to reflect 5 EDUs and put to a vote. Julie Suitter motioned to approve the Conditions of Annexations as they pertain to Shawn Barton. Chris Renfro seconds. John Sommerwerck abstains due to connection issues during discussion. Remaining board members in favor.
   b. Discussion/Approval by Board for Exchange of EDUs for the Aspen Townhomes Pool **ACTION ITEM**: Tabled to next meeting. Still waiting for information from Tamarack
   c. Next Meeting is July 10th – Everyone will be in town.

8. Adjournment
   a. Motion by Board to adjourn **ACTION ITEM**: Mike Swanson motions to adjourn the meeting and Dave Bruce seconds. All in favor. Meeting adjourned at 12:38pm.