

OVERLOOK MUTUAL WATER COMPANY
SINCE 1924

January 10, 2021

RE: Property located at 3725 Hill Drive, Colorado Springs, CO 80906
2021 Water Assessment

Remus Avram:

I am the treasurer for the Overlook Mutual Water Company which supplies water to the property located at 3725 Hill Drive, Colorado Springs, CO 80906. The Overlook Mutual Water Company was formed over 100 years ago to supply water to the 28 homes in the Overlook Colony, in which this property resides. Water system costs are calculated and assessed yearly to each of the 28 property owners based on the cost of maintaining the water system. The yearly assessment is generally due in November of each year. The assessment for 2021 was \$250.00 and is paid in full for the property located at 3725 Hill Drive through November 30, 2021.

Gregory H Bloss
Treasurer
Overlook Mutual Water Company
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Colorado Springs, CO 80906-5708

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**MINUTES OF THE MEETING OF SHAREHOLDERS
OVERLOOK MUTUAL WATER COMPANY (OMWC)
September 8, 2020**

Amidst a pandemic and record early September snowfall, the meeting was called to order at 6:10pm by Joe Goebel (President) in Susan and Greg Bloss' garage pursuant to notice to shareholders. A quorum was declared once it was determined that twenty-one (21) of twenty-eight (28) shares were present, in person or via proxy.

Peter Fairchild moved to approve the 2018 annual meeting minutes; John Murphy seconded the motion. The minutes were approved as mailed.

New members Macy (and James) Frank at 3965 Laura, Julee (and Remus) Avram at 3725 Hill, and Hannah Campana at 3890 Overlook were welcomed.

Greg Bloss (Treasurer) presented the Statement of Income and Expenses (see attached). The expenses were routine (utilities, association dues, analysis, a new chlorinator, etc.). Chelle Mason moved to accept the Statement of Income and Expenses; Peter Fairchild seconded. The Statement was approved as presented.

Peter Fairchild (Certified Water Operator) presented his report on water quality (see attached), which is once again of the highest quality ("best water in the world"). In addition to the regular schedule of testing, this year we voluntarily, and at no expense to OMWC, participated in a study to detect PFAS, which have been in the news for having contaminated the water in the Security area. We were one of the very few water systems to report NO DETECTION. Our water is pure. We enjoy "superior water quality." Our levels were all BDL ("below detectible levels"). Fluoride continues to be an issue for young children, but is lower than the level where any action needs to be taken. Mechanical equipment is in good condition and a new pump was installed.

With winter here, please unhook your hoses and winter-proof your spigots!

Old Business: Repairs - the old hydrant near the Purinton home will be dug up and taken off-line. It has never been used since it was put in 1986. Even if it did work, any firefighting up here would use the nearby city hydrant. This old hydrant will either be capped off or replaced by a small (non-firefighting) hydrant that could be used to bleed the system.

New Business: The Board is planning to do an inspection of all meters in the Colony. It has been 10 years since meters were installed. Peter and Greg, most likely, will stop by your house and check that the inside actual meter agrees with the outside meter reader. Should there be any problem with the meter, it is the homeowner's responsibility to have it repaired/replaced, which should not be a great expense. Concurrently, the board plans to check each home's stop box, clean it out and make sure it is operable (in case of a leak). Look for an email regarding timing of this work, by our ALL VOLUNTEER water operator and board.

James and Amy Perry (3780 Overlook) had inquired about hooking up OMWC water to a proposed above the garage bedroom and half bath addition. Per OMWC Bylaws, this would not be permissible as the garage is not an attached structure.

The meeting then turned to the election of directors for this coming year. Peter Fairchild moved to retain the current Board members. James Perry seconded the motion. The following Board members were approved: Greg Bloss, Joe Goebel, Chelle Mason, John Murphy and Bryan Ross.

James Perry moved to adjourn and Caitlin Murphy seconded meeting at 7:20pm.

Many thanks to the Greg and Susan for hosting us again.

Submitted by:

Chelle Mason, Secretary