

**HARTSTONE POINTE WATER-SEWER DISTRICT  
REGULAR MEETING  
CONDUCTED VIA TELECONFERENCE  
Per State of Emergency Declared in Washington State and Mason County  
January 21, 2021 1:00 P.M.**

**AGENDA**

1. Call to Order
2. Roll Call
3. Subscriber Remarks
  - Letter from Subscriber (2)
  - Draft Response (3-4)
4. Correspondence
5. Present Agenda
6. Minutes of the January 7, 2021 Regular Meeting (5)
7. Minutes of the January 14, 2021 Special Meeting (6)

**REPORTS:**

8. Commissioner Reports
9. Financial/Administrative Report:
  - Bills to Be Authorized:
    - Voucher 2021-04
  - Bills to Be Reviewed:
    - Voucher 2021-03

**General Manager's Report (7)**

**BUSINESS:**

10. Elect Officers

RECEIVED JAN 14 2021

Dear HPWSD,

Are you ever going to put in meters and start charging for use instead of the absurd system you now use?

Our Toilet has not been flushed nor have we used a single drop of water in 56 days and we are not likely to in the next 60. Yet we are required to pay an increased rate - for what?

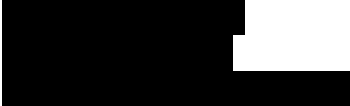
Very disappointed and more than a little frustrated!



**Hartstene Pointe Water-Sewer District**  
**772 Chesapeake Drive Shelton, WA 98584**  
**(360) 427-2413 • info@hpwatersewer.com**

---

|||||



**January 21, 2021**

Dear [REDACTED]:

We hope this letter helps put the District's rates in perspective and conveys the challenges the District faces every year.

Water meters are installed and read prior to every bill cycle. If you refer to your billing statement, you will notice a graph showing a history of your water consumption and latest meter read data. See enclosed consumption report for your meter. The District plans to move to a blended-rate structure to encourage conservation; *however* the base-rate will likely remain the same, while high-consumption residents would pay additional fees.

It is estimated that roughly 70% of Hartstene Pointe residential homes are considered second or third homes. Moreover, it is estimated that 95% of District expenses remain unchanged, regardless of how much water is consumed by residents; the District's financial obligations incur, whether a home is occupied or not, in order that these services remain available and on-demand when an owner returns.

Regarding your question as to what the rate pays for, revenues are planned based on historical costs and anticipated expenditures; these include daily operations, staffing, compliance/regular laboratory sample testing, equipment, repairs/maintenance, capital projects and debt service repayments. Additionally, the District has major infrastructure replacement needs that will be expensive. While the District is seeking grant funding, there is no way around the fact that the District has insufficient revenues and insufficient reserves to meet these inevitable costs. The District, formed in 2008, inherited from Mason County an aging water system and sewer system with years of deferred maintenance.

The 2021 budgeting process began last fall and feedback was solicited from residents and presented to the Board of Commissioners—governing under Title 57 of the RCW (Revised Code of Washington)—at the open public budget hearing meeting, held 11/5/2020. In an effort to provide as much information as possible to residents, a section of the website was developed to share the budgeting process, workbooks and feedback form. Commissioners carefully reviewed all feedback received. Enclosed are



**Hartstene Pointe Water-Sewer District**  
**772 Chesapeake Drive Shelton, WA 98584**  
**(360) 427-2413 • info@hpwatersewer.com**

---

some recent newsletters in which you may find useful information regarding budgeting, rates and struggles that need to be addressed.

Although every Water District and Sewer District has unique challenges to address, a rate comparison was compiled to determine the differences and similarities with other regional Districts. If you owned a home in Belfair, for instance, your base sewer rate would be \$96 or \$113 per month (depending on location), or at least 21% to 32% higher than HPWSD's rate, even if you were away all year. Also relevant, the standards for water quality are higher in the State of Washington than most of the country—this carries with it a level of compliance that demands additional treatment and testing, thus increasing expenses.

While the District strives to keep rates as low as possible, the hope that the District—and the Water and Wastewater industries as a whole—could operate at lower costs is not realistic.

We appreciate receiving your feedback and the opportunity to address your concerns.

Please contact us if you have any further questions or feedback.

Sincerely,  
Hartstene Pointe Board of Commissioners

**/S/ Earl Jim Anderson**  
*Earl Jim Anderson, President*

**/S/ Stacy Swart**  
*Stacy Swart, Secretary*

**/S/ Andrew Hospador**  
*Andrew Hospador, Audit Commissioner*

(Enclosures)

**HARTSTENE POINTE WATER-SEWER DISTRICT  
REGULAR MEETING of the BOARD OF COMMISSIONERS  
January 7, 2021  
Conducted Via Teleconference  
Per State of Emergency Declared in Washington State and Mason County**

**MINUTES**

**PRESENT:** President E. J. Anderson, Secretary S. Swart, Audit Commissioner A. Hospador, General Manager (GM) D. Carnahan, Project & Accounts Manager (PM) J. Sartori.

**CALL TO ORDER:** The meeting was called to order at 1:00 pm.

**SUBSCRIBER REMARKS:** None

**CORRESPONDENCE:** PM presented annual agreement letter from Wittenberg CPA

**PRESENT AGENDA:** *Commissioner Swart moved to adopt the agenda as presented. Commissioner Anderson seconded. Hearing 3 aye votes and 0 nay votes, the agenda was adopted.*

**MINUTES:** The minutes of the December 17, 2020 regular meeting were presented. *Commissioner Anderson moved to approve the minutes as presented. Commissioner Swart seconded. Hearing 3 aye votes and 0 nay votes, the minutes were approved.*

**REPORTS:**

**Commissioner Reports:** None

**Financial/Administrative Report:**

- Bills to Be Authorized:
  - Voucher 2021-02, in the amount of \$29,068.21, was presented in full. *Commissioner Hospador moved to approve voucher 2021-02 in the amount of \$29,068.21. Commissioner Swart seconded. Hearing 3 aye votes and 0 nay votes, the voucher was approved.*
- Bills to Be Reviewed:
  - PM presented voucher 2020-51 for review
  - PM presented voucher 2021-01 for review

**BUSINESS:** No business transacted

*Commissioner Hospador moved to adjourn the meeting. Commissioner Anderson seconded. Hearing 3 aye votes and 0 nay votes, the meeting adjourned at 1:35 pm.*

Respectfully Submitted By:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name and Title

Approved at the Regular Meeting of the Board on: \_\_\_\_\_

**HARTSTENE POINTE WATER-SEWER DISTRICT  
SPECIAL MEETING of the BOARD OF COMMISSIONERS  
January 14, 2021  
Conducted Via Teleconference  
Per State of Emergency Declared in Washington State and Mason County**

**MINUTES**

**PRESENT:** President E. J. Anderson, Secretary S. Swart, Audit Commissioner A. Hospador, General Manager (GM) D. Carnahan.

**CALL TO ORDER:** The meeting was called to order at 1:10 pm.

**SUBSCRIBER REMARKS:** GM noted a higher volume of phone calls following the 2021 rate change

**PRESENT AGENDA:** *Commissioner Hospador moved to adopt the agenda as presented. Commissioner Swart seconded. Hearing 3 aye votes and 0 nay votes, the agenda was adopted.*

**BUSINESS:**

**Conduct an Emergency Response Preparing Retreat:** Commissioners and GM reviewed and discussed the Emergency Response Plan documents.

*Commissioner Hospador moved to adjourn the meeting. Commissioner Anderson seconded. Hearing 3 aye votes and 0 nay votes, the meeting adjourned at 3:05 pm.*

Respectfully Submitted By:

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Name and Title*

Approved at the Regular Meeting of the Board on: \_\_\_\_\_

**HARTSTENE POINTE WATER-SEWER DISTRICT**  
**General Manager's Report**  
**January 21, 2020**

**Water Treatment and Distribution:**

I had Lorenzo replace one of the actuator motors at well 2 as it was malfunctioning and preventing well 2 from going online. This happened just before the holidays, but thankfully all is working now.

Demand has been low, which is something we expect to see this time of year. Daily totals between 30,000 and 40,000.

**Wastewater Collection and Treatment:**

Over the past 4 weeks we've recorded some the highest flows I've ever witnessed coming into the wastewater treatment plant. The highest of which, 625,000GPD, took place last week on Tuesday the 12<sup>th</sup>.

The following is from an email update I sent to the BOC on January 13th:

*“Jeff and I spent the better part of 48 hrs making sure the SBRs didn't overflow and we narrowly avoided catastrophic failure this morning as a brief power outage in combination with the plant generator failing to run caused the plant lift station to overflow. Fortunately the power came back on just before the contact channels overflowed. As a result of the heavy rain numerous violations are expected from Ecology including a spill violation. This was a controlled spill, but still counts against us. We spoke with Dave Dougherty and Carl Jones from Ecology prior to pumping the effluent (treated wastewater) out to the beach area and both agreed that we had no other option.”*

Additionally, we also had some poor fecal results, which we expect to receive a violation for.

**Capital Improvements-2021:**

**Sewer Plan Update:** I have been corresponding with both Century West and USDA regarding funding for the plan update. We are eligible for up to \$30,000 in grant funding which I have applied for through USDA. There is some additional information that USDA needs from us so I'm compiling that and will send it over to Ambrea from USDA ASAP.

**2021 CIP ON HOLD:** We need to replenish our operating account for a few months before proceeding with the 2021 CIP. Our goal is to see a balance of at least \$100,000 in this account before moving forward.

*Submitted by David Carnahan, General Manager*