

January 12, 2009

Fields/Tana Ridge Wastewater Update

Last Wastewater Committee Meeting held Oct 2, 2008. Next meeting expected in Jan/Feb 2009

Solar Panel was stolen in September. In October, were checking on insurance to see if covered, not sure of current status.

Drainage Ravine: Riprap added to drainage ravine from FOSC-I to Goetchel's Pond. Cost covered by Watershed District.

Septic Fence Update: Building one side per year, paid for by capital fund (\$3K/yr). Did the downhill side this year.

Jetting of Lines: Need to periodically jet clean the lines. May jet one line and then assess rest. Thinking about a five year jetting plan. Todd Place, Wastewater Committee Chairperson, is working on bid and proposal. Previous estimates suggested about a \$5000 cost to do the line connecting Tana Ridge.

City Sewer Update: Plan is not to cross Hwy 5 until 2012. We would have to get from lift station to the main pipe, could cost \$200,000 (approximately \$2000 per house). Our system is fine for 25 years so staying put for now but have the option if we need it. More details maybe available in the future as city works through overall plan.

EcoCheck Ownership Plan: Interest/discussion seems to have faded. If do pursue, wait until next permit cycle in 2010.

High Nitrates in FSOC-I Drain Field: Most likely manure related, but putting a plan together in case. Has dropped 10% in 15 months. If doesn't drop may have to dig up manure and put in nitrogen removal plants (\$50-\$60K). MPCA not saying we have to do anything now but may have to when apply for our next permit in 2010.

Gas Line: Plan to put in 30" high-pressure line, applying for permit. Would run close to current gas line through joint wild space. Trench will be 4 feet deep by 3 feet wide. Installation company will fix paths where damaged.

**Tana Ridge Homeowner's Association
2004-2008 Actual**

	Actual 2004	Actual 2005	Actual 2006	Actual 2007	Actual 2008	Budget 2008
Revenue						
Revenue Special Assessment	\$15,200.00	\$15,250.00	\$15,640.00	\$15,010.00	\$17,700.00	\$17,600.00
Total	<u>\$15,200.00</u>	<u>\$15,250.00</u>	<u>\$15,640.00</u>	<u>\$15,010.00</u>	<u>\$17,700.00</u>	<u>\$15,000.00</u>
Expenses						
Taxes & Surface Water Mgmt Fee	\$106.22	\$82.00	\$78.00	\$78.00	\$199.56	\$188.00
Septic System (Fields of St. Croix) - \$25/mo	\$3,840.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
Common Area Maintenance/Landscaping	\$9,006.00	\$5,686.51	\$6,274.98	\$6,172.88	\$6,569.64	\$6,173.00
Mulch			\$2,616.07			\$253.00
Deep Root Fertilization of Trees			\$745.50	\$630.00		\$671.00
Additional Landscaping needs			\$559.13	\$975.00		
Sprinkler System Water Use						\$525.00
Sprinkler System Maintenance Contract						\$533.00
Sprinkler System						\$13,440.00
Trail Rout & Seal Cracks	\$0.00	\$1,328.00				
Bank Service Fees (\$3/month)	\$36.75	\$36.00	\$36.00	\$36.00	\$36.00	\$36.00
Miscellaneous Expenses	\$0.00	\$35.00	\$34.33			
Insurance	\$661.00	\$438.00	\$438.00	\$418.00	\$443.00	\$418.00
Total Expenses	<u>\$13,649.97</u>	<u>\$13,605.51</u>	<u>\$16,782.01</u>	<u>\$14,309.88</u>	<u>\$13,248.20</u>	<u>\$28,237.00</u>
Net Escrow for the Year	\$1,550.03	\$1,644.49	(\$1,142.01)	\$595.79	\$4,451.80	\$4,363.00
Beginning Escrow Balance	1,859.88	3,409.91	5,054.40	\$3,912.39	\$4,508.18	\$4,508.18
Ending Escrow Balance	<u>\$3,409.91</u>	<u>\$5,054.40</u>	<u>\$3,912.39</u>	<u>\$4,508.18</u>	<u>\$8,959.98</u>	<u>\$8,871.18</u>