

****IRRIGATION WATER METERS – PRICING AND SCHEDULE****

May 5, 2018

The HOA board has been hard at work behind the scenes to protect your interests. We are delighted to inform you that a contractor has been selected and installation will begin on Monday, May 7. Rather than the previous bid of \$2,682, we're pleased to announce that the final cost per lot is likely to be under \$1,225. Further, Lake Creek Irrigation has agreed to finance the project at an interest rate of 3 percent per year, so you will have the option to repay the cost at just \$15 per month for about 7 years. Unless you opt to pay the full cost of the meter installation upon completion, this \$15 fee will simply be added to your current monthly water bill from Twin Creeks.

We worked very hard with the board of Lake Creek Irrigation Company and staff from Twin Creeks to accomplish this. Again, the Lake Creek Farms Homeowners Association has no desire to be in the water business. However, it was our strong belief that our property owners' interests needed to be represented in this decision. After rethinking the installation plan and rewriting a request for proposals, we received seven bids ranging from this low bid to over \$3,100 per home. Brighter Energy, a company owned by Mike Cole, who managed construction of our park on a volunteer basis, is a licensed and insured contractor, and currently serves as the HOA's vice president, submitted the low bid.

After extensive work with the water companies in redesigning and clarifying project requirements, Mike (Brighter Energy) decided to submit a bid to make sure there was at least one reasonably priced alternative. He was very careful to submit a closed bid before any other contractors. The board did not review Mike's bid until after the submission date. While there were other bidders within 10-20 percent higher than Mike's bid, the remaining board members determined, with input from Lake Creek Irrigation Company and Twin Creeks SSD, that Brighter Energy was the lowest qualified responsive bidder and were comfortable selecting Mike to oversee this project. His service with the park and on the HOA board has been very reliable and professional.

Installations will begin on Monday, May 7. Lake Creek Irrigation has asked the contractor to prioritize lots that are irrigating more than their allotted quarter acre first. Twin Creeks SSD will be inspecting the installations and will be responsible for maintaining the meters after they are installed. If there are any questions about your specific installation, Mike or his associates will be in touch with you. We hope you'll be very responsive and respectful of his time as he carries out this project, as we are trying to have all meters installed as early in the irrigation season as possible. All installations will be complete by November 15, 2018.

Sincerely,

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