

**From:** mcrmills40@yahoo.com,  
**To:** mrrsykes@aol.com,  
**Subject:** Fw: WA-2018-0370  
**Date:** Sun, Feb 14, 2021 4:48 pm  
**Attachments:** Scan0080.pdf (967K)

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----- Forwarded Message -----

**From:** Richard Mills <mcrmills40@yahoo.com>  
**To:** andersonlaw@tri-lakes.net <andersonlaw@tri-lakes.net>; Marian Stewart <drmstewart@yahoo.com>  
**Sent:** Monday, December 30, 2019, 01:16:35 PM CST  
**Subject:** Fw: WA-2018-0370

----- Forwarded Message -----

**From:** Richard Mills <mcrmills40@yahoo.com>  
**To:** Mark Johnson <mark.johnson@psc.mo.gov>; Lexi Klaus <lexi.klaus@psc.mo.gov>; Matthew Barnes <matthew.barnes@psc.mo.gov>  
**Sent:** Friday, December 13, 2019, 03:26:28 PM CST  
**Subject:** WA-2018-0370

Dear Mr. Mark Johnson :

We conducted our HOA meeting on December 12, 2019 at 1:00pm. All the members present worked well together. The request sent announcing the meeting that initiated Mr. Morgan's complaint to you, that we are attempting to collect monies for water was CLARIFIED IN DETAIL that we were only trying to announce our meeting. The Meeting lasted two hours. All the INTERVENERS plus Mr. Finknbinder his Attorney were present. We gave each member a sample copy of the working budget that shows no one in the subdivision is charged for water for 2018 and 2019. Attached is the proposed budget we gave the homeowners, showing they are not charged for water. All attended seemed satisfied with the information and budget. however Mr. David Lott wanted to read in detail this coming week regarding the figures of Mr. Robert Sykes budget, before signing any contract approval, which is fine as it does not take effect until Dec.18th. We tried to phone you after the meeting for an up date without success, and again today with no success, so by email we will try to send you some information regarding an agreement for someone qualified to operate our water system, as well as the sewer. Our contract with Ozark Clean Water terminated May 20th 2019, after increasing their agreed costs, but inflicting considerable damage to our sewer plant by their service man incorrectly installing two new service pumps and burning them up in less than two months. After which we contacted an electrician to repair the damage and they suggested two company's qualified to operate our utilities. Brent Daniels was recommended along with David Jacobs so we acquired a quote from each. We chose to try Mr. Daniels first with a soft agreement that we could get out of if similar problems came up as did Ozark Clean Water. The costs quoted did not include all of the things we may need and they would have the right to add costs beyond what they quoted, so these were starting prices to begin. This has turned out to be a major step until we get more familiar with each other and their capabilities, as well as how much the costs beyond their quotes are going forward. Mr. Daniels is going into his second month now so we can only hope it does not turn out like the Ozarks Clean Water mistake. We sent you a copy of Brent Daniels agreement with the Tariff filing some time ago and we appreciate the guidance to stay in compliance and the material you sent to help us accomplish this. If I can clarify anything further please let me know at 417-338-8870.

Sincerely,

Dick Mills

# CARRIAGE OAKS ESTATES HOA, INC.

## EXPENSES for 2016-2019 and the BUDGET for 2020

	Costs 2016	Costs 2017	Costs 2018	Costs 2019	2020 Budget
Assessments paid in arrears - See note (1)	for 2015 13750.00	for 2016 13750.00	for 2017 23100.00	for 2018 18600.00	for 2019 30375.00
Budget paid up front - See note (1)					17680.00
Loan		2000.00		9000.00	
<b>Total Income</b>	<b>13750.00</b>	<b>15750.00</b>	<b>23100.00</b>	<b>27600.00</b>	<b>48055.00</b>

### LOT OWNER EXPENSES

1	Repay loan (a)	0.00	0.00	2000.00	9000.00	0.00
	(a) Dick Mills loaned the HOA \$2000 in 2017 to cover essential bills.					
2	Legal fees: TBD (b)					
	(b) Cost of lawyers to defend HOA initially funded by Dick Mills, the HOA President. Repayment not in total costs.					
3	Accounting fees	260.00	0.00	90.00	780.00	360.00
4	Gate bulbs (LED)	0.00	0.00	0.00	0.00	200.00
5	Gate phone	488.88	513.65	562.43	650.00	680.00
6	COE Elect (gates/well/sewer-no well '18-'20)	3667.55	3813.92	1786.34	1972.18	2200.00
7	Common Area Maint #(c)	485.00	2225.00	630.00	1124.00	2000.00
8	Gate repairs-welding & painting	0.00	100.00	175.00	0.00	100.00
9	Repair gate sensors-see note (2)	0.00	0.00	1237.87	0.00	0.00
10	Repave btwn Gates (Special Assmt-note (3))		1521	5500	5500	5500
11	Seal other asphalt	0	7133.33	0	0	0
10	<b>Total Non-Water&amp;Sewer Costs</b>	<b>4901.43</b>	<b>15306.90</b>	<b>11981.64</b>	<b>19026.18</b>	<b>11040.00</b>

Assessment & budget amount for each Lot Owner with no house:

	1089.24	1729.65	920.00
	Pay in 2019	Pay in 2019	Pay in 2020

# Grass cut, Weed eat, Gather leaves, Fertilize, Landscape (gates), Paint gates, snow removal, tree & limb removal, etc.

(c) Need quotes from other lawn contractors and/or HOA members helping with some of the work to save us money.

### HOMEOWNER EXPENSES

**PSC water rate of \$289.68 per qtr will be billed separately. 1st bill for 14 days in Dec will be prorated to \$45.06.**

11	Water Management	1680.00	1680.00	0.00	0.00	0.00
12	Water Maintenance	900.00	900.00	0.00	0.00	0.00
13	MDNR permit	300.00	300.00	0.00	0.00	0.00
14	Water Service Calls	413.31	0.00	0.00	0.00	0.00
15	Wtr testing	15.00	95.00	0.00	0.00	0.00
16	Wtr chemicals (Chlorine)	0.00	400.00	0.00	0.00	0.00
17	Sewer Management	2520.00	2520.00	2520.00	2520.00	2520.00
18	Sewer Maintenance	1350.00	1350.00	1350.00	1350.00	1350.00
19	Sewer Service Calls	532.48	0.00	0.00	5891.29	1000.00
20	Sewer Testing DNR	500.00	500.00	500.00	500.00	500.00
21	Swr chem (C-100, Chlor, De-Chlor)	813.16	900.00	856.50	1090.18	1100.00
22	Bi-Annual Pump Flocculation	160.00	0.00	170.00	0.00	170.00
23	Insurance (Need quote fm Ins. Co. at The Point)	0.00	0.00	0.00	0.00	0.00
24	<b>Total: Water &amp; Sewer Costs</b>	<b>9183.95</b>	<b>8645.00</b>	<b>5396.50</b>	<b>11351.47</b>	<b>6640.00</b>
25	Sewer and Lot Assessment & budget amount for each Homeowner:			1860.00	3350.00	1870.00

Pay in 2019    Pay by Feb 1, 2020    Pay in 2020

Budgets do not include Special Assessments for Gate improvements, Water Tower, or Legal Fees

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The PSC has decided that water costs for the COE HOA homeowners will be included in quarterly utility bills of \$289.68 beginning 12/18/2019, and removed from the assessments. The above 2018-20 Budgets have been adjusted accordingly, showing separate assessment amounts for lot owners and homeowners (which include the amount for the lot).

1. The HOA needs to transition from Assessments (paid for expenses incurred during the previous year) to Budgets to pay for both routine and unexpected expenses for the new year. To do so, we must pay both the 2019 assessment in January 2020 and the 2020 Budget which was technically also due in Jan 2020, but now due by 30 June 2020 due to the impact of having to fund two years at the same time.

OTHER  
ISSUES  
AND  
NOTES:

2. This subject was discussed at the 2017 HOA meeting. Work was done only to restore proper operation of the Main exit gate. Anchor also provided quotes for the Service Gate and Lower Gate for the membership to consider.

3. A Special Assessment was approved by the BOD for urgent Street Repairs - Work had to be done before cooler weather arrived. Best repaving bids (from the Main to the Svc gates) was \$18,021 from Springfield Striping & Sealing included repair of failing base sections before the top coat was applied but they did not guarantee their work. Young/Herans said they would match that price and guarantee the work, so they were hired. The proposed repayment plan requires an initial cost of \$1521 to be included in the 2017 budget, and Dick Mills advance the remaining funds (\$16,500) interest free with the agreement that the HOA will repay him via a Special Assessment from all lot owners over a 3 year period (2018-2020) of \$5500 per year or ~\$500 per lot owner per year in 2018-2020.

4. To ensure appropriate quality of sewage entering the sewer system from our homes, and to prevent damage to our own septic systems, most Homeowners had their own septic pump and filter cleaned in 2018. The next cleaning will be in about 3 years. Cost was ~\$150 each for pumping with addl \$25 to clean the filter, paid by the homeowners directly to the vendor. It is important to note the critical need for this work. The sludge in the bottom of our tanks was between 8" and 14", above the filter basket which is only at about the 12" level. Dangerous levels for our equipment and the infrastructure.