

August 29, 2002

James A. Merciel, Jr., P.E.  
Asst. Manager - Engineering  
Water and Sewer Department  
Missouri Public Commission  
PO Box 360  
Jefferson City, MO 65102

**FILED<sup>3</sup>**

SEP 03 2002

**Missouri Public  
Service Commission**

**RECEIVED**

SEP 03 2002

UTILITY OPERATIONS  
DIVISION

Dear Mr. Merciel:

This letter is a request by Ronald L. Minton and Nancy B. Minton, husband and wife, to the Public Service Commission of Missouri. We request permission to sell the Wilden Heights Water Company, located in Greene County, Missouri. We are the owners, but are not a corporation, partnership, proprietorship or other business organization.

Phone (w) 301-552-1400, ext. 274      (h) 301-918-1792      cell 240-432-8925

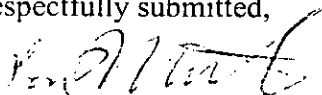
- We do not have any pending action or final unsatisfied judgments or decisions against us or the utility.
- No annual report or assessment fees are overdue.
- There is no similar water utility in the Wilden Heights sub-division area.
- The names, addresses and phone numbers of all 22 customers is attached.
- An area plot and plant drawings are attached.
- Wilden Heights Water Company serves the 22 homes of the sub-division, which also has two vacant lots. It is located in Greene County, Missouri on N. Farm Road 179, off of Highway AA. The water utility property comprises the south 15 feet of lot 7 of the sub-division.
- The secretary of the Homeowners Association is Judy Wilson.
- Her phone numbers are: Fax: 417-887-7097      (w) 417-887-6688      (h) 417-833-0150
- The selling price is \$7,000.00.

The sale of Wilden Heights Water Company is not detrimental to the customers. No less or no additional income is expected than is shown on the last annual report. No rate increase is being applied for. No change in service is anticipated. The purchaser is the Wilden Heights Home Owners Association which is being formed for the purpose of obtaining and operating the water system. The DNR is training two designated members of the Association as operators.

The sale should have no affect on the tax revenues of any political sub-division.

We request the PSC approve this application as quickly as possible because we have moved to the Washington, DC area.

Respectfully submitted,



Ron Minton  
9401 Sheridan Street  
Lanham, MD 20706

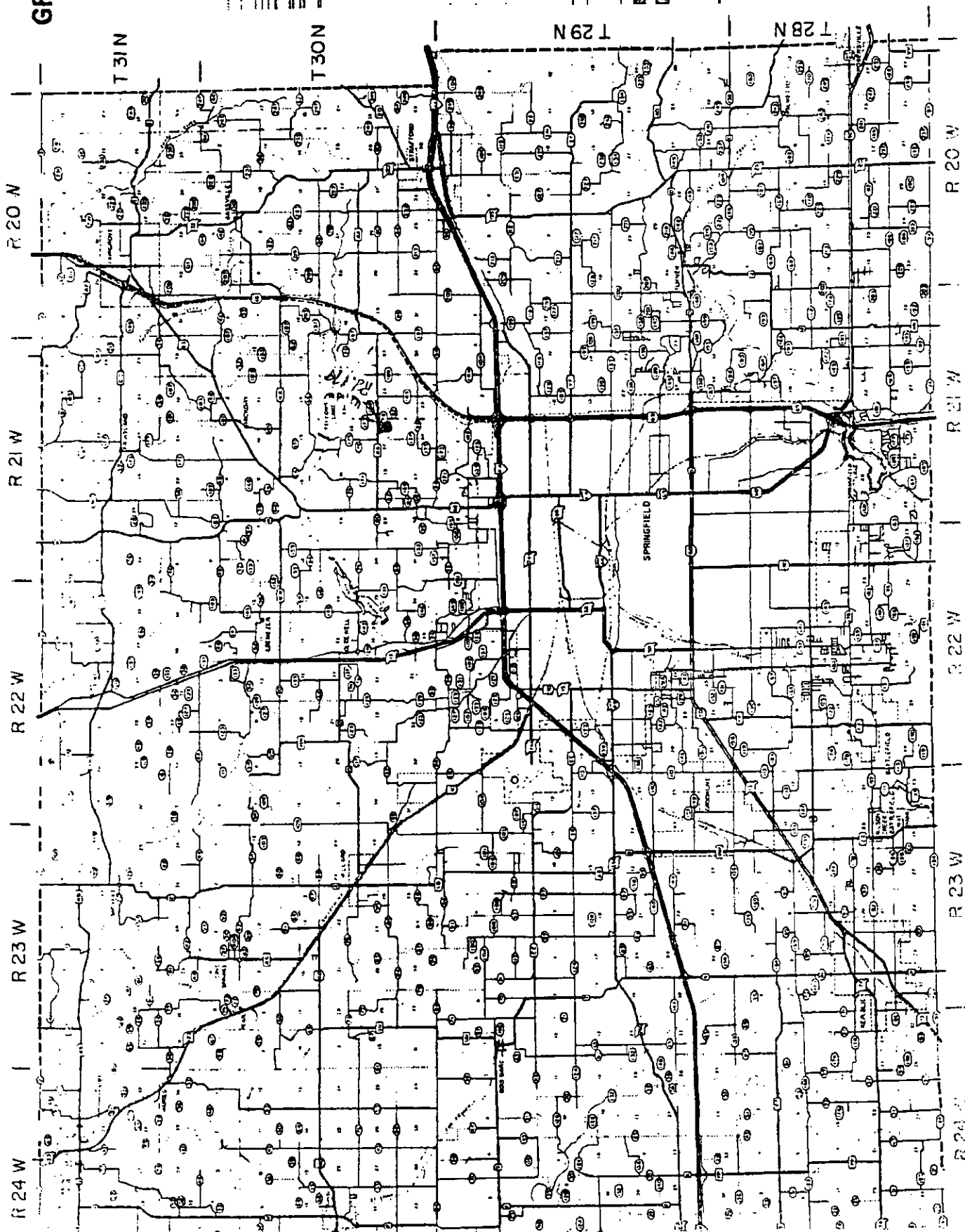
cc: Judy Wilson

| Lot | Name                      | Phone no. | Address               | City        | State | ZIP   |
|-----|---------------------------|-----------|-----------------------|-------------|-------|-------|
| 1   | Ray & Debi Lewis          | 833-9530  | 5491 N. Farm Road 179 | Springfield | MO    | 65803 |
| 2   | Shawn & Kathy Eakins      | 833-6793  | 5475 N. Farm Road 179 | Springfield | MO    | 65803 |
| 3   | Donald & Stella Hoover    | 833-3762  | 5459 N. Farm Road 179 | Springfield | MO    | 65803 |
| 4   | John & Sandra Nash        | 833-4394  | 5443 N. Farm Road 179 | Springfield | MO    | 65803 |
| 5   | Mike & Julie Goodman      | 833-2346  | 5427 N. Farm Road 179 | Springfield | MO    | 65803 |
| 6   | John & Delores Peacock    | 833-0413  | 5411 N. Farm Road 179 | Springfield | MO    | 65803 |
| 7   | Terri Hoffman             | 833-4616  | 5395 N. Farm Road 179 | Springfield | MO    | 65803 |
| 8   | Ron & Nancy Minton        | 833-9581  | 5379 N. Farm Road 179 | Springfield | MO    | 65803 |
| 9   | Jeff & Judy Wilson        | 833-1028  | 5363 N. Farm Road 179 | Springfield | MO    | 65803 |
| 10  | Roger & Karen Bills       | 833-3765  | 5347 N. Farm Road 179 | Springfield | MO    | 65803 |
| 11  | Tim & Edie Sartin         | 833-5178  | 5331 N. Farm Road 179 | Springfield | MO    | 65803 |
| 12  | John & Becky Brothers     | 833-6366  | 5309 N. Farm Road 179 | Springfield | MO    | 65803 |
| 13  | Joe Audas                 | 833-5208  | 5308 N. Farm Road 179 | Springfield | MO    | 65803 |
| 14  | Thomas Suter              | 833-5031  | 5330 N. Farm Road 179 | Springfield | MO    | 65803 |
| 15  | Frank & Chnsty McNeely    | 833-8336  | 5346 N. Farm Road 179 | Springfield | MO    | 65803 |
| 16  | Robert & Cheryl Wadsworth | 833-0182  | 5362 N. Farm Road 179 | Springfield | MO    | 65803 |
| 17  | Milan & Glenda Miller     | 833-1394  | 5378 N. Farm Road 179 | Springfield | MO    | 65803 |
| 18  | vacant                    |           | 5394 N. Farm Road 179 | Springfield | MO    | 65803 |
| 19  | Kenneth & Edith Boatright | 833-2935  | 5410 N. Farm Road 179 | Springfield | MO    | 65803 |
| 20  | vacant                    |           | 5426 N. Farm Road 179 | Springfield | MO    | 65803 |
| 21  | Bobby & Marilyn Wells     | 833-2314  | 5442 N. Farm Road 179 | Springfield | MO    | 65803 |
| 22  | Debbie Johnston           | 833-1209  | 5458 N. Farm Road 179 | Springfield | MO    | 65803 |
| 23  | Dale & Carol Raby         | 833-0811  | 5474 N. Farm Road 179 | Springfield | MO    | 65803 |
| 24  | John W. Smith             | 833-4448  | 5490 N. Farm Road 179 | Springfield | MO    | 65803 |

Wilden Heights Water Co. Internal use only, not intended for commercial use.

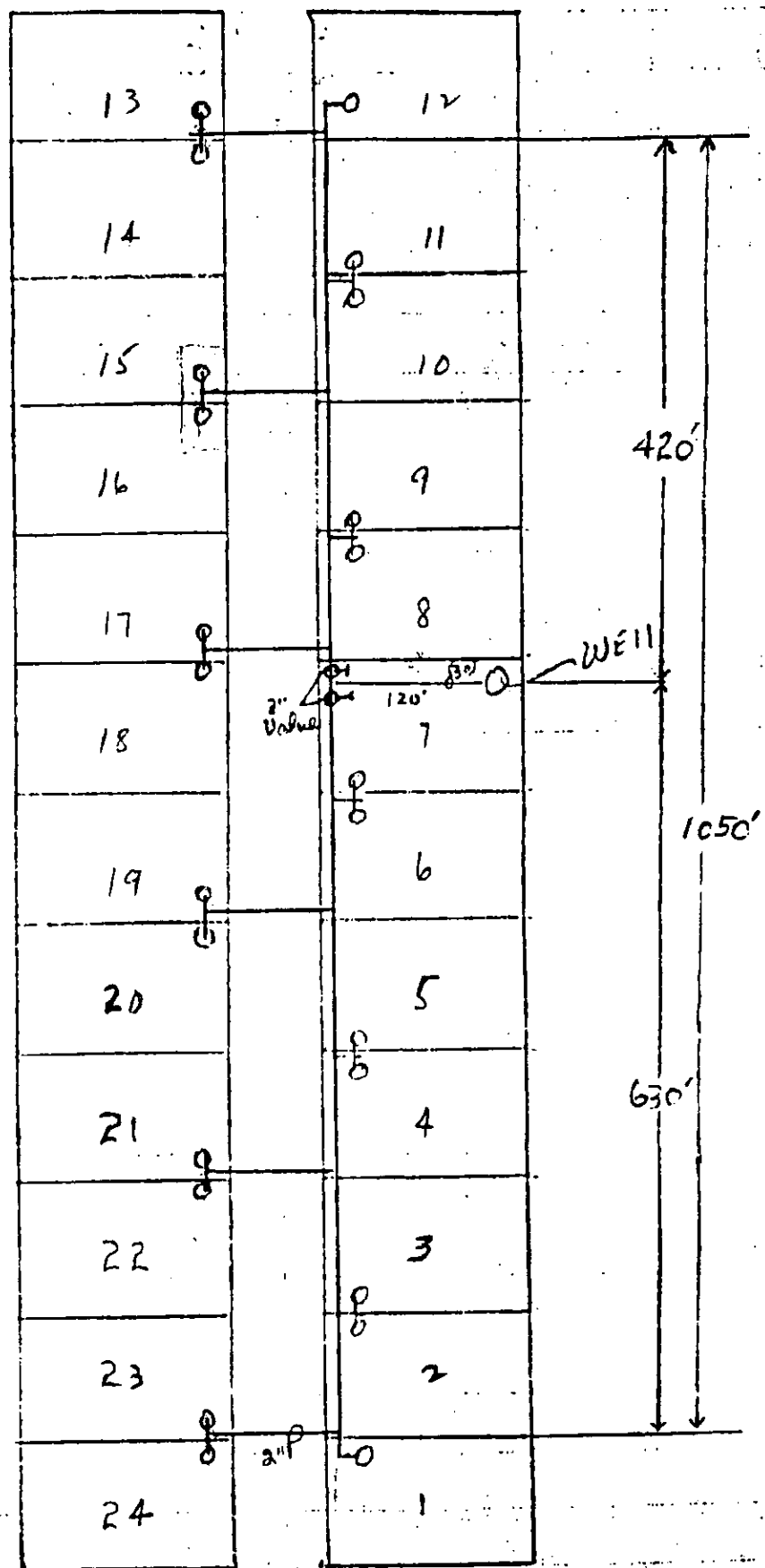
last updated June 23, 2002 (8:12pm)

CUSTOMER.WPD



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED  
DATE 08-01-2001 BY 60322 UCBAW

RECOMMENDED FOR GRADING CREDIT BY LEARNING UNIT



# AA Highway

Transmitted Via Fax to Ronald Minton at Capital Bible Seminary to 301-614-1024

*On July 19, 2002  
2 pages*

July 16, 2002

To: Ronald L. & Nancy B. Minton

From: Wilden Heights Home Owners Association

Re: Purchase of well from Wilden Heights Water Company  
Formal Contract

- 1) Purchase Offer of \$7000.00 (per your counter offer faxed on 7-16-02)
- 2) Copy of Inspection report (from Inspection you are having completed week of the 15th) to be provided to the Association as soon as possible after the inspection (Seller to advise Association of scheduled date of this inspection)
- 3) Repairs recommended under the above referenced inspection to be completed prior to the finalization of the sale at the sellers' expense
- 4) Seller to provide receipts and warranties prior to the finalization of the sale
- 5) Seller to provide a copy of the latest PSC Inspection (completed in June 2002 - per sellers' counter offer of July 10, 2002) to the Association prior to July 17, 2002 - fax number is 417-887-7097
- 6) Seller to provide receipt from DNR showing payment of yearly laboratory fee
- 7) Seller to provide Association with copy of July 2002 water sample results (per our conversation - Judy Wilson, Secretary/Treasurer of Association and Ronald Minton, Well Owner - on July 16, 2002 the Association is willing to handle contacting the DNR for this sample, however the Association would require a Key to the Well House be delivered as soon as possible to the Secretary/Treasurer of the Association)
- 8) The Members of the Association acknowledge sellers desire to complete this transaction by August 1, 2002 and toward that end are requesting that seller provide all of

the above documents and information to the Board of the Association no later than July 25, 2002 for the Board's review.

9) Additionally the members of the Association wish to reiterate that the seller as a homeowner within the subdivision will be required to contribute his portion of the sale funds as well as those funds agreed upon for the Operating Fund of the Wilden Heights Home Owners Association. This amount has been determined to be exactly \$400 per household. Seller's portion of these funds will be deducted from the above sales price of \$7000 for a total of \$6600 to be forwarded to the seller.

10) The members also desire the seller to be made aware that his signature (or that of his representative - with Power of Attorney) will be required on the ratification of the Association By-Laws, this will be made available for review by all members at the home of the Secretary / Treasurer on July 23, 2002 at 7pm (a copy will be sent to the Seller via fax on July 22, 2002). At that time suggestions for changes or additions to the By-Laws will be submitted and considered. The By-Laws are scheduled to be ratified on July 25, 2002 and the Seller must have his representative attend that meeting.

This final contract is per the negotiated offers between Ronald Minton, seller, and the Wilden Heights Home Owners Association, represented by its elected Secretary / Treasurer, Judy Wilson, buyers.

Judy Wilson  
Secretary / Treasurer  
Wilden Heights Home Owners Association  
7/14/02

7-15-02

Please excuse informality RLM

Transmitted Via Fax to Ronald Minton at Capital Bible Seminary to 301-614-1024

2 pages.

July 12, 2002

To: Ronald L. &amp; Nancy B. Minton

From: Wilden Heights Home Owners Association

Re: Purchase of well from Wilden Heights Water Company

1) Purchase Offer of \$6000.00 (the cost per household is \$272.73)

# 7,000.00 i.  
my lowest.

OK 2) Copy of Inspection report (from inspection you are having completed week of the 15th) to be provided to the Association as soon as possible after the inspection (Seller to advise Association of scheduled date of this inspection)

OK 3) Repairs recommended under the above referenced inspection to be completed prior to the finalization of the sale at the sellers' expense

OK 4) Seller to provide receipts and warranties prior to the finalization of the sale

OK 5) Seller to provide a copy of the latest PSC Inspection (completed in June 2002 - per sellers' counter offer of July 10, 2002) to the Association prior to July 17, 2002 - fax number is 417-887-7097

OK 6) Seller to provide receipt from DNR showing payment of yearly laboratory fee

OK 7) Seller to provide Association with copy of July 2002 water sample results  
As soon as available

8) The Members of the Association acknowledge sellers desire to complete this transaction by August 1, 2002 and toward that end are requesting a verbal response to this offer be called to the Secretary / Treasurer of the Association at 417-833-0150 by July 14, 2002 and to be followed up in writing at the above fax number by July 15, 2002

9) Additionally the members of the Association wish to reiterate that the seller as a homeowner within the subdivision will be required to contribute his portion of the sale funds as well as those funds agreed upon for the Operating Fund of the Wilden Heights Home Owners Association. This amount has been determined to be approximately \$400 per household - dependant on the final sales price agreed upon by the Association and the Seller. The members also desire the seller to be made aware that his signature (or that of his representative - with Power of Attorney) will be required on the ratification of the Association By-Laws

I will pay the \$400.00.

This above points were addressed at the July 11, 2002 Association meeting and authorized by the attending members for offer to the seller of the well by the Secretary / Treasurer of the Board of the Wilden Heights Home Owners Association.

I will also pay my attorney's fees for doing the contract, bill of sale, deed, or whatever they do to make it legal.