

BEFORE THE PUBLIC SERVICE COMMISSION
OF THE STATE OF MISSOURI

FILED²

FEB 13 2018

Missouri Public
Service Commission

DERALD MORGAN, RICK AND CINDY
GRAVER, WILLIAM AND GLORIA PHIPPS,
and DAVID LOTT,

Complainants,

v.

File No. WC-2017-0037

CARL RICHARD MILLS,
CARRIAGE OAKS ESTATES,
DISTINCTIVE DESIGNS, and
CARING AMERICANS TRUST
FOUNDATION, INC. (f/k/a Caring
Americans Foundation, Inc.), CARRIAGE
OAKS NOT-FOR-PROFIT WATER AND
SEWER CORPORATION

Respondents.

**Respondents' Exhibits
for
2/6/2018 Hearing**

Table of Contents

Carriage Oaks Estates POA Assessments.....	A 11
Carriage Oakes Estates 6/29/14 HOA Meeting Minutes.....	B 12
Carriage Oaks HOA By-Laws	C 13
Carriage Oaks HOA Declarations of Restrictive Covenants & Easements	D 14
Carriage Oaks Not-For-Profit Water & Sewer Corp. By-Laws	E 15
Water Distribution Images.....	F 16
Caring Americans Trust Invoices.....	G 17
Distinctive Designs Invoices	H 18
MO DNR Letter.....	I 19
MO DNR Operating Permits	J 20
Ozarks Environmental Services Letter & Pamphlet.....	K 21
D. Morgan v. Carriage Oaks Estates HOA 2015 Stone Co. Judgment.....	L 22
Direct Testimony of D. Morgan.....	M 23
Rebuttal Testimony of Dick Mills.....	N 24
Sub-Rebuttal Testimony of D. Morgan.....	O 25
M. Stalzer, P.E. Letter dated 9/18/15	P 26

Distinctive Designs Ltd.

Div. Mills Properties Group Ltd.

FILED²

209 Falling Leaf Court
Branson West, MO 65737
(417) 338-8870
Fax (417) 338-0521

Jan. 30, 2015

FEB 13 2018

Invoice for 2014 Services

Missouri Public
Service Commission

Exhibit C

Carriage Oaks Estates Subdivision
209 Falling Leaf Court
Branson West, MO. 75737

Management for calendar year 2014 of, Carriage Oaks Estates Subdivision, Sewer Treatment Plant & Water Well, Facilities. Operating and Maintaining these facilities includes: A weekly check of operating equipment, for functioning ability of motors, monitors and signaling devices, inspection of grounds for fallen trees, overgrown vegetations, including filter bed, and checking chemical levels. Collecting water samples from the Water Well annually, until at least ten homes, or twenty five persons reside in the subdivision. Collect samples of sewer treatment plant quarterly, and prepare a test report as required for the MDNR. The monthly cost is \$350.00, and does not include grounds maintenance work on or around the Well or Wastewater Treatment Facility. Chemicals used at the facilities, and testing are separate including Chlorine Tablets, De-Chlorination Tablets, Prestofloc C-100 55 gallon drums. And are determined by the commercial suppliers, and subject to change, will be supplied at cost.

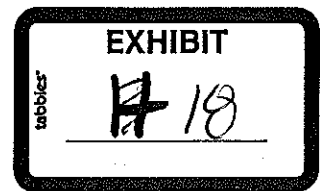
Cost for 2014 year above described services. \$4,200.00

Maintenance costs being separate from above, include: Sewer Treatment Plant facility, Brush-hogging, as needed for large growth, regular mowing for small grass areas, weed-eating for steep inclines and outside Filter Bed fenced area, removal of overgrown brush, cut up and/or remove fallen trees near filter bed. Remove vegetation from filter bed in Spring and Fall, or as required by MDNR. Accompany MDNR on any inspections requested. Clean Recirculation Pumps/Motors and Filter Baskets in Recirculation Tank annually for fecal material. Check each year, and Pump out Flocculation Tank as needed. Renew Operating Permit with MDNR when required, and keep permit current annually. Schedule all Carriage Oaks property owners to pump out Septic tanks, and clean Pump/motor and filter baskets every three (3) years in August starting 2014 year.

Cost for 2014 year above described services. \$2,250.00

All other outside service costs such as, vendors supplying repairs of/or new equipment, electricians, repairmen, new requirements from the MDNR, engineers or skilled labor for repairs or all pearls, and pumping out services, are not included in the above invoice.

Exhibit No. 18
Date 2/6/18 Reporter MM
File No. WC-2017-0037



Distinctive Designs Ltd.

Div. Mills Properties Group Ltd.

209 Falling Leaf Court
Branson West, MO 65737
(417) 338-8870
Fax (417) 338-0521

January 30th 2016

Invoice for 2015 Services Carriage Oaks Estates

Management for calendar year 2015 of, Carriage Oaks Estates Subdivision, Sewer Treatment Plant & Water Well facilities. Operating and Maintaining these facilities includes: A weekly check of operating equipment, for functioning ability of motors monitors and signaling devices, inspection of grounds for fallen trees, overgrown vegetation, including filter bed, and checking chemical levels. Collecting water samples from the Water Well annually, until at least 10 homes or 25 persons reside in the subdivision. Collect samples of sewer treatment plant quarterly, and prepare a test report as required by the MDNR. The monthly cost is \$350.00, and does not include grounds maintenance work on or around the Well or Wastewater Treatment Facility, De-Chlorination Tablets, Prestofloc C-100, 55 gal. Drums. And are determined by the commercial suppliers, and subject to change, will be supplied at cost.

Cost for 2015 year above described services. \$4,200.00

Maintenance costs being separate from above, include: Sewer Treatment Plant facility, Brush Hogging as needed for large growth, regular mowing for small grass areas, weed eating for steep inclines and outside Filter Bed fenced area, removal of overgrown brush, cut up and/or remove fallen trees near filter bed. Remove vegetation from filter bed in Spring and Fall, or as required by MDNR. Accompany MDNR on any inspections requested. Clean Recirculation Pumps/Motors and Filter Basket in Recirculation Tank annually for fecal material. Check each year, and Pump out Flocculation Tank as needed. Renew Operating Permit with MDNR when required, and keep permit current annually. Schedule all Carriage Oaks property owners to pump out Septic tanks, and clean Pump/Motor and Filter baskets every three (3) years in August starting 2014 year.

Cost for 2015 year above described services \$2,250.00

All other outside services costs such as, vendors supplying repairs, or new equipment, electricians, repairmen, new requirements from the MDNR engineers or skilled labor for repairs for all pearls, and pumping out services, are not included in the above invoice.

*Paid by Check # 1507
Same price as 2014*

Distinctive Designs Ltd.

Div. Mills Properties Group Ltd.

209 Falling Leaf Court
Branson West, MO 65737
(417) 338-8870
Fax (417) 338-0521

Jan. 30, 2017

Invoice for 2016 Services

Carriage Oaks Estates Subdivision
209 Falling Leaf Court
Branson West, MO. 75737

Management for calendar year 2016 of, Carriage Oaks Estates Subdivision, Sewer Treatment Plant & Water Well, Facilities. Operating and Maintaining these facilities includes: A weekly check of operating equipment, for functioning ability of motors, monitors and signaling devices, inspection of grounds for fallen trees, overgrown vegetations, including filter bed, and checking chemical levels. Collecting water samples from the Water Well annually, until at least ten homes, or twenty five persons reside in the subdivision. Collect samples of sewer treatment plant quarterly, and prepare a test report as required for the MDNR. The monthly cost is \$350.00, and does not include grounds maintenance work on or around the Well or Wastewater Treatment Facility. Chemicals used at the facilities, and testing are separate including Chlorine Tablets, De-Chlorination Tablets, Prestofloc C-100 55 gallon drums. And are determined by the commercial suppliers, and subject to change, will be supplied at cost.

Cost for 2016 year above described services. \$4,200.00

Maintenance costs being separate from above, include: Sewer Treatment Plant facility, Brush-hogging, as needed for large growth, regular mowing for small grass areas, weed-eating for steep inclines and outside Filter Bed fenced area, removal of overgrown brush, cut up and/or remove fallen trees near filter bed. Remove vegetation from filter bed in Spring and Fall, or as required by MDNR. Accompany MDNR on any inspections requested. Clean Recirculation Pumps/Motors and Filter Baskets in Recirculation Tank annually for fecal material. Check each year, and Pump out Flocculation Tank as needed. Renew Operating Permit with MDNR when required, and keep permit current annually. Schedule all Carriage Oaks property owners to pump out Septic tanks, and clean Pump/motor and filter baskets every three (3) years in August starting 2014 year.

Cost for 2016 year above described services. \$2,250.00

All other outside service costs such as, vendors supplying repairs of/new equipment, electricians, repairmen, new requirements from the MDNR, engineers or skilled labor for repairs or all pearls, and pumping out services, are not included in the above invoice.

Paid CK# 1507