

Intervenors Exhibit No. 316
Date 6/24/19 Reporter Lab
File No. WA-2018-0370

Carriage Oaks Estates

HOME OWNERS ASSOCIATION
Est. October 20, 1999

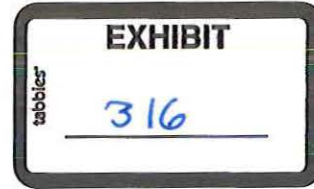
Carl R. Mills
209 Falling Leaf Ct.
Branson West, MO 65737

February 16, 2017

RECEIVED
FEB 17 2017

John D. Morgan
108 Carriage Oaks Drive
Branson West, MO 65737

Re: Water Meter



FILED²

JUL 8 2019

Missouri Public
Service Commission

Dear Mr. Morgan,

As you are aware, the Covenants, Conditions and Restrictions of Carriage Oaks Subdivision (the "Deed Restrictions") requires the developer to approve all house plans prior to construction. As you were told at the time your of your construction, the developer requires that each home built in the subdivision be equipped with a vault for each potable water connection with a bypass loop and water meter. While in the past these meters have served little function, the recent change in ownership of the water and sewer facilities have prompted the need for homeowners to be charged for their water on a metered usage.

Every lot owner in the subdivision has complied with this requirement except for you. In addition to your reluctance to install a meter, it also appears that your water lines have been configured in a manner which would actually prohibit a meter from being properly installed. Last week I observed that after your service line, a tee was installed which split the line in two different directions. One side of such split leads to your irrigation box, while the other side leads directly to your home. Only the side of the split leading to the irrigation box is equipped with a vault loop for the meter. The side of the split leading to the house is not equipped with a vault loop and is not capable of being connected to a meter. This water line setup is clearly a violation of the developer's specification, and, as such, we request that you correct such action immediately.

To remedy this violation, we demand that you reroute your water lines and install a meter in compliance with the requirements set forth by the developer so that all water going to your property can be properly monitored and reported. To facilitate this action, we believe there are two different alternatives: (i) You hire and pay for a plumbing specialist to reroute the water lines and install a meter in compliance with the developer's specifications; or (ii) We hire and pay for a plumbing specialist to reroute the water lines and install a meter in compliance with the developer's specifications and you reimburse us for such expense. In the event that you fail to comply with either alternative, we will have no choice but to disconnect the waterline to your lot.

In addition to your blatant disregard of the meter requirements, we also note that you have planted several large trees and shrubs and constructed an elevated rock bed on the fifteen

foot right-of-way on your property. This is a violation of the Deed Restrictions which prohibit any structures or trees from occupying the right-of-way. Again, we demand that you remove these obstructions from the right-of-way and conform to the requirements set forth in the Deed Restrictions. In the event that you fail to comply with our demands, we will be forced to remove the trees, shrubs and rock bed and assess you for the cost of their removal.

Please note that you have until February 28, 2017 to comply with these demands. If you fail to adhere to these demands by such deadline, we will have no choice but to take the actions set forth herein.

Sincerely,



C.R. Mills
President, Carriage Oaks Estates HOA

cc: Karl Finkenbinder

Missouri Public
Service Commission

JUL 8 2012

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