

Exhibit No. 4

Kerr, Carolyn

From: Stamp, Adam
Sent: Thursday, January 18, 2024 6:46 AM
To: Gateley, Curtis; Kerr, Carolyn; Aslin, Casi
Subject: Fwd: Need assistance

Adam Stamp
Missouri Public Service Commission
Research Analyst
Water, Sewer, & Steam Department
PO Box 360
Jefferson City, MO 65102
adam.stamp@psc.mo.gov

From: Jeff Grube <jeff.grube@live.com>
Sent: Wednesday, January 17, 2024 6:52:58 PM
To: Stamp, Adam <Adam.Stamp@psc.mo.gov>
Subject: Need assistance



Due during February 1, 2004 include a payment to the City of Minneapolis PWS. Please in this amount of \$15 plus your actualized rate for the next payment.

For nonpaid accounts, the remaining balance of prepayments will be a credit to the membership fee as appropriate.

The HOA assessment fee of \$25.00 and membership will be due and payable on the first of each month and will be collected by the 15th of the month. In the event of late payment an additional fee of \$15 will be assessed until becomes due and payable.

In the event of nonpayment for over 30 days you may be subject to water shut off and or termination.

By Laws and water service regulations will be provided in the near future to the HOAs in an ongoing development as appropriate.

Thank you in advance for your prompt attention to this matter.

Sincerely,



From: Eric S. Libowitz

To: Ron Benge (ed) & Jim

Re: Water Wells

Date: October 1, 2013

[REDACTED]

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... 1-350-0310 227-0000

... the HOA, including the program

... contract of voting, association and owners

... This is important to ensure for any

... associated to your property value. The HOA

... the property

... of at least 10% of the HOA you have voting rights

... and which require member elected

... providing water to all members. I will

... in an attempt to maintain

... and other concerns

... including a member

... a water well drilled

... estimate of the cost

... depending on

... contractor and

... to you or if

... equipment

... water to

Thank you,
Jeff Grube
(573)528-7512
Jeff.grube@live.com

Sent from my iPhone, please excuse any errors.

From: Travis Blevins

To: Residence occupants

Re: Water Wells

Date: October 1, 2023

In the past year we have been experiencing the effects of the Department of Natural Resources (DNR) activating certain water wells as a Public water system.

With the activation of Charity PWS MO 3036361, Rolling Hills PWS 3036362 and Misty Mountain PWS MO 3036363 comes more rules and regulations to actually uphold and maintain. The rules and regulations are in my opinion all good for future development and management of the water wells that you have been receiving water from for the last 20 some years.

In addition to the DNR activation involvement, the State of Missouri's Public Service Commission has now required me to file for permits and other regulatory requirements to operate, maintain and or manage the Waterwells as a "For Profit" entity.

The requirements by the Public Service Commission (PSC) has proven to be difficult at best for me to follow without causing additional expenses to me and also to you as the user recipient of the water. For your further information I am also a user recipient of the Misty Mountain PWS well on 24410 Tigger Lane.

I did in fact file for a (CCN) Certificate of Convenience and Necessity with the PSC, however, I have currently requested to withdraw my application from the PSC due to the difficulties with the PSC requirements and added expense which has proven to be " Not Sustainable for the water well systems activated by the DNR.

I am at this time providing the following solutions to the issues created by the PSC requirements as follow.

- First, we should keep the current activation structure done by DNR intact and continue along their guidelines and requirements to ensure proper operation and water quality to users under a Not For Profit, Homeowners Association, structure.
- Second, transfer the ownership of the water wells to the appropriate activated PWS done by DNR. This transfer would make each property owner a member of the HomeOwner Association (HOA) with voting rights and other control of the operation of the water wells thru appropriate management by the HOA.
- Third, register the HOA, as appropriate with the state of Missouri. I have requested and arranged for Pulaski County Abstract and Title, Mr. Bruce Warren, Attorney to prepare

and process the appropriate documents to accomplish this requirement to become a registered HOA with the State of Missouri.

The above solution would eliminate the involvement of the PSC due to the Not For Profit structure, and eliminate the expenses of the PSC requirements and operational management would remain with owner members of the HOA.

Also, the monthly expenses to members and the HOA would be governed by the HOA and owner members. The expenses would be significantly reduced from the present expenses.

I estimate that the expenses encountered by the HOA would be assessed at \$20.00 to \$25.00 per month to enable the HOA to pay expenses and also accumulate reserve funds (Savings) to pay for any future upgrades and or repairs and maintenance issues.

At the present each user is paying \$55 per month for water. The cost to each member to set-up and get ownership of the water well system is currently \$3,000.00 per property owner. Options are available for the payment of the \$3,000.00 as follows.

Yrs.	Months.	Pymt.
5	60 mo. =	\$58.00
6	72mo. =	\$49.72
7	84mo. =	\$43.63
8	96mo. =	\$39.42
9	108mo.=	\$36.02
10	120mo.=	\$33.31

- Financing at 6% interest assessed thru the HOA. At \$33.31 to \$58.00 per month until paid in full (from 5 to 10 years)

OR

- Cash discount payment @ 70% or \$2,100.00 for payment in full as a member of the HOA.

OR

- Other payment arrangements as you may offer at a discount to be paid off in less than a 5 year period also assessed thru the HOA

Note: After full payment of the membership assessment for the purchase of the water well system through the HOA, your assessment will be reduced to and subject only to monthly

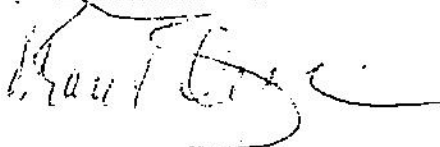
assessments to operate and maintain the system which is estimated to be \$20.00 to \$25.00 per month

In order for the re-structure to a HOA, it will require your cooperation to do so. I am prepared to manage this project to get completed as appropriate.

- First by requesting your acceptance to participate in the restructure,
- Second, determine your method of payment for the HOA, restructure and prepare appropriate documents.
- Third, obtain a copy of your warranty deed or contract, showing description and owners names to be identified as a member to the HOA. This is beneficial to lenders for any future sale of your property and would also be beneficial to your property value. The HOA becomes a recorded public record attached to your property.
- Fourth, I will provide continued support thru my office at 15405 Texas Rd in St. Robert to get the HOA "up & going" as appropriate as a member of the HOA you have voting rights in accordance with, and adopted by the HOA, and would require member elected positions to manage the HOA responsibilities of providing water to all members. I will continue to support the HOA structure to ensure a smooth transition.
- The list of support contacts are provided for your information and concerns
 - Ricks Pump Service 573-465-8626
 - Lori Jean 417-425-9343
 - (Certified Public Water System Operator)
 - Travis Blevins 573-855-2769
 - (Transition Support)
 - Jackie Johnson 573-451-4414
 - (DNR Case Manager Environmental Specialist)
- In the event, you are not OK with upgrading the water system and becoming a member to the (HOA) then another option you may want to consider is having a water well drilled and constructed on your property for your personal use. I believe the estimate of the cost to get your own water well would be \$16,000 to \$25,000 or even more depending on material and equipment quality. Ricks Pump Service is an independent contractor and could probably help you with questions and concerns.
- Please feel free to call me to discuss any other options that may be available to you or if you have questions and concerns about the matter at hand.
- Time is of the essence due to the involvement by the PSC and their many requirements.
- Please call me at 573-855-2769 with your response to this letter and subject matter to becoming a (HOA) member.
- Thank you in advance for your prompt attention to this matter.

Sincerely,

Travis Blevins.



Attorney General
- 573-721-3321

1/9 - PWC
1/9 -

1/9/24 at in place

→ POC → Travis Blevins

To: Resident Occupants (Members)

Re: Home Owners Association (HOA)

January 10, 2024

As of January 9, 2024 the Misty Mountain PWS water well has been registered with Secretary of State as a not for profit HOA Corporation.

A letter was previously provided by mail to you outlining the procedures necessary to transition the water well to the HOA.

A copy of that letter dated October 21, 2023 is enclosed for your review and further consideration to:

- * First accept to participate in the re-structure as a member of the HOA.
- * Second select a payment plan to become a member with voting rights and other benefits with the HOA.
- * Third provide a property description and fee simple owners names and address for appropriate HOA records.
- * Fourth call or contact Travis Blevins to coordinate the transition to the HOA membership at (573)855-2769.

In order to ensure a smooth transition you should continue to pay your monthly water fee as usual to Travis Blevins. As of January 1, 2024 fees received will be distributed as appropriate for the HOA membership accountability. The HOA assessment of \$25.00 per month will be effective as of February 1, 2024.

Beginning February 1, 2024 make payments to the Misty Mountain PWS HOA in the amount of \$25 plus your selected membership payment.

For prepaid accounts, the remaining balance of prepayments will be a credit to the membership fee as appropriate.

The HOA assessment fee of \$25.00 and membership will be due and payable on the first of each month and will be considered late if not paid by the 10th of the month. In the event of late payment an additional fee of \$15 will be assessed and become due and payable.

In the event of nonpayment for over 30 days you may be subject to water shut off and or termination.

By Laws and water service agreements will be provided in the near future as the HOA is an ongoing development as appropriate.

Thank you in advance for your prompt attention to this matter

Sincerely


Travis Blevins.