

Cedar Shores Special Electric Meeting
July 11th, 2020

Call to Order

Pledge of Allegiance

Roll Call

President - Barb Tolles - Absent

Vice President - Jeff Giles - Present

Secretary - Kevin O'Brien - Present

Treasurer - Barb Woody - Present

Assistant Treasurer - Allen Burk - Present

Assistant Secretary - Wendy Helmic - Absent

Members at Large:

Julie Hrdlovich - Present

Electric update was given by former board member Chris Cross

Engineered drawings were done at the cost of \$10,000 to design a complete upgrade of the electrical system.

The job was bid out.

Rank Electric came back with a bid of approx 3 million

C&R Electric - approx. 1.2 million

Consumers bid was higher than both

Last year Consumers power upgraded their primary line from the road up to our primary fuse which is in front of the managers house. C&R Electric also upgraded our 40 amp primary fuse around the same time. The fuse was spec'd at the highest rated amperage our distribution system could handle.

On Friday, July 3rd one of the primary power lines that feeds two of the park's six transformers shorted and caused the primary fuse to blow. The short was unknown at the time and wasn't discovered until after the transformers were attempted to be powered on. C&R Electric was able to send an electrician out to replace the fuse on Friday, and the short was fixed on Monday, July 6th which restored power to the rest of the park.

We are currently working with C&R to upgrade the primary power lines that run from the main fuse to the transformers from 15kV to 25kV. They will also balance the load in the panels as there is an unequal distribution of power between the "A" and "B" lines which contributes to the stress on the system and also generates excess heat. This work will eliminate much of the stress put onto the system during times of increased draw. The project was bid at the cost of \$163,550.

We have also received from the Senior Project Manager at C&R a letter explaining the urgency of doing the repair. It would be in the best interest of Cedar Shores to have the work completed by Labor Day Weekend.

Upon review of the bylaws, the board has determined that it has the authority to approve either a special assessment or increase of the annual maintenance fee to pay for the project due to it being classified as an emergency expense.

Questions and Answers

Tracy Spencer - What happens if people don't pay?

The board will follow the procedures established in the bylaws and will likely lead to discontinuation of services and a lien put on the property.

When will the project start?

C&R is willing to schedule and start the job with a partial payment and finish the job by Labor Day at which the full amount would be due.

Comment was brought up about the lack of communication between the board and lot owners.

Suggestion was brought up to look into the PACE program which is a government loan program that would be added to an assessment on our taxes.

Janet Malley - Lot 372 - Why wait? Let's do it.

Jonie lot 223 - If the annual dues are raised, what is to stop the extra funds from being used for other projects? A special assessment would earmark the money for the project.

Allen Burk mentioned that 50 cents of every dollar the park operates on goes to payroll to pay the park workers.

Meeting adjourned

Respectfully submitted,

Kevin O'Brien
Cedar Shores Board of Directors Secretary