

# **WCPOA spring/summer maintenance updates**

## **Water system and roads**

### **Water system leak detection and repair**

Water for our WCPOA is produced by two wells located in Cottonwood Meadows. Water is stored in a 30,000-gallon concrete reservoir before being chlorinated and pumped to the system.

Currently our system leaks between 30 and 50 percent. As mentioned in the February 2026 Water System meeting, we continued working on leak detection and confirmed that there is a large leak between wells #2 and #3.

The Board put the work out for bid and accepted the lowest bid from a contractor that Doug Hale, our water manager/consultant has experience with and recommends, Cutter Rains LLC. They will replace the transmission line between wells #2 and #3 and lay distribution line in the same trench for future use.

The bid amount is \$90,839.20 and work will begin **Monday, June 15**. Owners of the three impacted lots were notified and provided input. We don't anticipate interruptions in water service and will ensure at least one of the two access points from Cottonwood Dr. to Wolf Creek road are available. This project is expected to last about two weeks.

### **Funds available**

Total funds available as of June 2026	\$287,765
Bid for replacement project	\$90,839
Contingency budget at 25% <i>(For unexpected costs if needed)</i>	\$22,710
Funds available after replacement project	\$174,216

### **Additional water system work for planned for 2026**

We plan to do two additional projects in the near term in our efforts to improve the functioning of our water system.

- **Replace the pump control system.** During the leak detection work, we verified the current system does not switch from one well to the other. It runs both wells at once. This violates our water rights by pumping twice as much as we are supposed to pump. We have a preliminary estimate of approximately \$20,000.
- **Improve leak detection by adding between 5 and 8 additional meters** to the system to allow us to accurately detect areas that are leaking. We don't have an estimate for this work and expect it to come in below \$50,000.

We have sufficient funds available and Board approval for these projects when Doug Hale, water manager and Jim Conover, facilities manager, have time to proceed - depending on work between wells #2 and #3 is complete.

## **Water quality**

Chlorine pump and chlorine levels: Chlorine levels were inconsistent this spring and have now leveled out after repairs to the chlorinator.

The WCPOA [2026 Water Quality Consumer Confidence Report](#) is now available for you to review water quality test results from our source water and distribution system.

## **Road maintenance**

Grading, graveling, and dust abatement were completed on all association roads in May. Some areas received significant material build up during grading and graveling to ensure a longer lasting result.

You may have noticed that the dust abatement product is different than previous years. We opted to use Magnesium chloride water, a less expensive and potentially longer lasting dust abatement/stabilizer material to maintain the road repairs.

## **Speed limit reminder**

The board has received several complaints about drivers speeding on association roads. The speed limit is 15 mph. Excessive speed causes road damage, including potholes, and increases maintenance costs. It is also a safety concern, especially near the blind corners in Green Meadows. Please slow down.

June 8, 2026