

**LAMONTAI IMPROVEMENT DISTRICT
2026 ANNUAL MEETING
9/12/2026 COTTAGE GROVE COMMUNITY CENTER**

Attendance: Board members Ron Hood, Bill Hamann, Lesley Colberg and Alex Beamer were present.

Members of the public present were:

Gene O'Neil Andy Hutchinson Rob and Shelley Dodson Jean Nesta-Berry Mike Voight
Rick and Linda Hamm Terry and Colleen Carlton Chris and Carolyn Ripley Laurina Peters

Call to Order: Ron Hood called the meeting to order at 1:07 PM.

Quorum Determination:

At the time of the annual meeting only 46 ballots had been returned. The quorum required 54 to pass. However, past years have shown that some households have returned their ballots with their monthly payments so the accountant could well have the number needed to make the quorum when they open on Monday.

Opening Remarks from President of LID:

Ron Hood began by saying that the water system is doing well to date, but that the infrastructure is aging. The bank account doesn't have a vast amount of cash to cover repairs and major expenses. He remarked that the Board have been considering a reserve fund and asked those in attendance to offer any suggestions when it was time for public comment.

Presentation of Proposed Budget:

Ron Hood went over the net income figures and pointed out that LID has been running in the red for a number of years. He proposed to spend about the same amount as last year on operations, repairs and maintenance, along with other expenses, but reiterated that we need to turn the deficit around and bring in more money.

City of Cottage Grove Connection:

A brief history of the connection conception and progress was given. The Yost report of 2023 was mentioned along with its subsequent lack of help to LID, and the purchase of the easement on Emerson Lane was also talked about. This is a much better investment.

A copy of the agreement for purchase and sale of City water was included in the packet distributed to attendees, and this was referred to during the explanation.

The reason for not being connected to the City was cited as the cost. An estimate of \$300,000 to cover all expenses was given, and this had been deemed to be too much to ask homeowners to pay. Hence the decision to put the connection on hold for the time being.

Public Comment:

First comments were about system maintenance. Andy Hutchinson asked if there was a plan to replace the pipes one section at a time. Ron Hood replied that there is no plan and he is not sure how much of the piping has actually been replaced at present. Lonny and his crew always replace as much piping as

they can when a break is fixed. Rob Dodson said that it would seem to be a case of fixing problems as they arise. Rick Hamm commented that we need to repair as we go and this takes a fair amount out of LID reserves. Shelley Dodson confirmed Rick Hamm's comments.

The annual budget was the next topic of discussion. Mike Voight asked that the Rodeo Grounds payment be checked as it looked as though it may have been paid twice. Rob Dodson asked about a feasibility study for the City connection. Rick Hamm wondered why the income had come down and Ron Hood told him that this was due to less water being used. The rates of usage reflect encouragement of conservation, which conversely means less revenue in the bank.

The connection to the City provoked a lot of discussion. Rick Hamm told us that he had met with Faye Stewart from the City, someone he has known for a long time, and he was told that the City really wants to sell water to LID and may be willing to pay for the cost of an 8" line up to the easement on Emerson. Rick also had a quote from Fowler pipes which revealed that the initial cost estimate of \$350,000 for the hook up might turn out to be quite a lot less. He also said that the City may be able and willing to lay the pipe this winter. This needs to be finalised and put in writing but is an interesting development.

Further discussion led to the necessity for extra, easily accessible water in the case of fire and several people – Terry Carlton, Rick Hamm and Rob Dodson – pointed out the advantage of having green spaces around houses and also being able to soak roofs as protection. Ron Hood answered Terry Carlton's query about having another tank available with the cost of building a new tank, about \$100 to 150,000. He also said that the pressure in our system is not strong enough to power fire hoses and water would need to be brought in to deal with any fire. Carolyn Ripley mentioned that there was a tank near her home at the end of Talemene which did not appear to be connected to anything. Any more information on this tank was not forthcoming but Ron will ask Lonny to investigate this as a possible extra tank.

Rob Dodson proposed that the City hook up be developed as far as possible on what financial resources we have so that it would not need much to actually connect it. Ron said this could be a possibility. Andy Hutchinson asked about how things might change once we are connected regarding the number of homes in LID. Ron said that there are 6 empty lots that can't be used currently and they would be able to be developed and the connection fee of \$20,000 would be available for LID once we had the hook up.

The newly logged property at the end of Talemene was talked about and Ron pointed out that it might become necessary to engage a lawyer if it seems that the new development is taking water from well 16 and the aquifer. We also need to clarify if the limit of 98 homes in LID would be waived for this new development. Rick Hamm mentioned that the City may build another reservoir off Harrison Avenue and Ron said that this would not be connected to LID.

He also reiterated the need to set up a meeting with the Water Master and asked if anyone would be willing to form a connection committee. Rob Dodson said he would be happy to manage such a team as he has had many years of project management. Rick Hamm also expressed willingness to help.

Terry Carlton made a comment about the size of trees on various properties. Initially the LID wanted to cap trees at a height of about 8' and Terry pointed out that trees are too tall and create a potential hazard for fire or in ice storms.

Juan Burackson said that there was a basic need to raise the rates in order to invest in the future and safety of Lamontai. Mike Voight said that raising rates was acceptable – other utilities do it! He asked if it would be possible to simply add to the existing CD as a way of creating a reserve fund. He pointed out that it would be more feasible to focus on smaller maintenance projects rather than bigger, more expensive ones.

Rick Hamm said he would keep in touch with Faye Stewart and stay focused on the City connection. Andy Hutchinson asked if there was any plan to create another egress from LID. Shelley Dodson talked about the Fire Wise program and that Danny Solesbee, the fire chief, had come to a meeting a few years ago and had promised to get everyone out in the case of an emergency. She felt that it would be beneficial to restart the Fire Wise program and Ron agreed that involving the community in this would be a good idea.

Mike Voight thought that an assessment would be a good way to raise funds and asked if there would be a survey before this might happen. Ron said that it would be best to reassess the amount needed for the hook up, given the new information presented by Rick Hamm, and then a survey could be considered. Juan asked the room who would be willing to pay an assessment of, for example, \$2,500 in order to get the hook up sooner. There was a general agreement to this. However, it was recognised that not everyone would be able to pay a lump sum and that monthly payments would be easier to manage for them. Shelley Dodson made this comment and Jean Nesta-Berry reiterated it.

Rob Dodson asked if we knew how long our aquifer would hold up and Juan Buractaon answered that although water loss is minimal at present we cannot know how much water is left in the aquifer. Rob also asked if the rate increases are concurrent with COLA and Ron pointed out that operating costs are the main issue and we need the increase.

Ron asked the room if it would be more acceptable to have annual, smaller rate increases, or to have bigger increases on a less frequent basis. Most people felt larger and less frequent would be better. Ron proposed putting any funds that come in over the budget into the CD.

Ron asked if there were any more questions and Rob Dodson asked about setting up the connection team. Ron told him that the Board would discuss that at the October meeting and take it from there.

Adjournment:

The meeting was adjourned at 2:15 PM.

Contact Numbers:

President	Ron Hood	541-954-1581
Vice President	Bill Hamann	541-912-4170
Sec-Treasurer	Lesley Colberg	541-674-1314
Board Member	Juan Buractaon	858-361-5845
Board Member	Alex Beamer	503-910-1570
System Operator	Lonny Sayles	541-206-3976
System Operator	Hunter Harris	541-513-3284

Water Alerts are important! Sign up today at Lamontai.org to get notified right away about water service issues that could affect you and your household. Or you can access the sign-up page directly by entering this address into your computer: lamontai.org/alerts-sign up

Community Notes Section:

Please note the new monthly meeting location – Cottage Grove Public Market – on the corner of US 99 and Main Street. New meeting time is 6pm.

WHEN A DISRUPTION TO OUR WATER SYSTEM OCCURS, WHATEVER THE REASON, WE ALL BENEFIT WHEN EVERY HOUSEHOLD TAKES PROMPT, APPROPRIATE ACTION AS REQUESTED BY THE BOARD. IF YOU HAVEN'T ALREADY DONE SO, PLEASE SIGN UP NOW TO RECEIVE WATER ALERTS BY REGISTERING YOUR PREFERRED CONTACT INFORMATION (EMAIL, TEXT OR BOTH) AT LAMONTAIORG. IF YOU HAVE ANY QUESTIONS OR NEED ASSISTANCE WITH REGISTRATION, PLEASE CONTACT ALEX BEAMER AT alexbeamer@comcast.net. THANK YOU FOR SIGNING UP!

