

# Buyse Water Association Annual Meeting

September 1, 2020

Dear Buyse Water Association Member,

The Buyse Water Association Board, representing you in this homeowner association, is announcing that this year's annual meeting will be held **at 3:00 PM on Sunday, October 4, 2020 (rain date October, 11, 2020)** at the Buyse water tower location as an outdoor weather permitting meeting. It is very important that the membership take time to be present at this meeting as there are a number of very important issues that must be addressed as summarized below. A State of Condition of the association will be given as well as regular association business.

If you cannot attend you may submit a proxy so that the BWA Board, or your BWA Representative, or a neighbor, can vote in your absence. The Proxy is included with this letter (backside). You may return signed proxies to the board at the association PO BOX 405, Coal Valley, IL 61240 or in person to any board member listed below or give to a neighbor to vote.

At this meeting the membership will need to vote and/or provide guidance to the board on the following:

1. Election of board members;

It is important for the membership to understand that this association is run primarily by neighbor volunteers and current board members have been serving for long periods of time upwards of 35 years. With significant new issues facing the future of this association and current

board members aging and addressing health issues it is imperative that others step forward to keep the safe drinking water flowing. We know there are younger people with talents that are now much needed to help transition this association. Out of 110 households we know there are more than five people who can serve.

2. The board will also need a vote on potential by-law changes (see attached)
3. Finally the board will need a sense of the membership to move forward with some very significant changes in the water system, changes that will cost the membership some money.

The Illinois EPA informed this association after the last inspection that our water tower is in need of major maintenance so this board took the action of hiring an engineering firm to inspect our tower and advise the association of the approximate cost to bring the tower up to EPA standards. That estimated cost is \$350,000.

The board next obtained an estimate to replace the current tower with a new 50,000 gallon tower. (Current tower 25,000 gallons and over 80 years old.) A new tower would meet or exceed all current EPA requirements. The estimated cost is \$650,000.

The board also has been in contact with the Village of Coal Valley. The village is in the process of securing financing to build a new tower just north of Buysse addition. Coal Valley could provide water to our association members at prices based on **in resident** or **non-resident** rates. **In resident** rates are about three times Buysse current rate plus Village real estate taxes. **Non-resident** rates are currently about six times our Buysse rate. Both these options would require the association to dismantle our current system with the association picking up that cost.

Illinois EPA has not given us a firm time frame to make the required changes but ***the changes will need to be made in a reasonable amount of time.***

The by-laws of the association do not allow the board to pursue any of the above capital improvements without the majority vote of the membership. ***Failing to give the board any direction will not prevent the possible future sanctions from EPA so no action is not an answer.***

***At this time the board is recommending to remove and replace the old tower with a new tower.*** It is important that membership attend, discuss and vote to give the Board authority to move forward in the direction that the majority of members desire.

Board Members:

- Jim Cravens: 309.234.5150 25 Shaffer Drive **resigned August 1<sup>st</sup>.**
- Mel Coffman: 309.798.6331 15 Deer Hollow Drive
- John Downing: 563.529.0774 530 Oakwood Circle
- Ken Johnson: 309.234.5446 38 Shaffer Court
- Dennis Passini: 563.723.2645 8 Kimberly Drive