

## SPEARFISH MOUNTAIN RANCH WATER SYSTEM

Potable/drinkable water for Spearfish Mountain Ranch (SMR) is supplied by the City of Whitewood. The privately owned water system pipes, hydrants, water storage tank, etc. located within the SMR will, per State of South Dakota law, be managed and maintained by a South Dakota licensed water system operator hired by the SMR Home Owners Association (HOA).

The developer aka Spearfish Mountain Ranch LLC hired Box Elder, SD Towey Design Group Inc. to design the water system. The system design was approved by the South Dakota Department of Agriculture and the South Dakota Department of Natural Resources per State law.

Spearfish Mountain Ranch LLC on behalf of the HOA hired Dakota Pump to manage the system for a year one fee of \$585 per month starting May 1, 2023. This agreement can be terminated or extended at will by the SMR HOA. Spearfish Mountain Ranch LLC and Towey design, on behalf of the HOA budgeted an additional \$225 per month for water testing, insurance and maintenance reserve.

The total estimated year one monthly fixed cost to operate the system will be \$810. This cost will be divided by the 29 lot owners equally a per lot monthly cost of \$28.

The water system is complete, has been approved by Lawrence County and will be activated on May 1, 2023. The system is not being activated now to avoid expense of heating the water storage tank and to conserve water as no lot owner currently has need for water. This also prevents water from becoming stagnant.

Dakota Pump will install a water meter pit and water meter at the cost of the developer when water service is requested by each lot owner. Dakota Pump will read meters and bill lot owners on a monthly basis on behalf of the HOA.

The cost of water is defined by City of Whitewood ordinance. The cost of water as of October 1, 2022 is \$69 per month for the first 2,000 gallons plus \$7.20 per month for each 1,000 gallons thereafter.

You will be invoiced by the HOA when you start using water. The \$28 per lot monthly fee to operate will start on June 1, 2023 regardless of water usage.

### Contacts:

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