

River Glen HOA
IRRIGATION UPDATES
October 20, 2013

Flood Damage

Irrigation season runs May through September normally. However September 8 was our last day running water this season due to the Flooding of the Little Thompson River. There was damage to the head gate dam and the irrigation ditch shortly after the dam, located west of County Rd 23. The flood widened the river and the new course is farther to the North as I understand it. The water will be restored to its route prior to the flood after the dam repairs are completed.

Damage to the dam appears to be limited to the north constricting wall that channels the water over the dam. Also a section of the irrigation ditch as it runs parallel to the Little Thompson River was washed out along with some of the hill side. This has lowered the bed of the ditch. Engineers are evaluating the options for raising the ditch bed height and reconstructing the ditch walls to enable the water to flow. The rough cost of repairs without engineer's evaluations has been estimated to be between \$400,000 and \$600,000 for both. The cost will be split 50% going to Old Ish owners (1000 shares) and 50% to New Ish owners (600 shares). Several share owners have offered contractor and engineer services to help complete the repairs. Loan money at 0% for the first 3 years and 1.5% after that are available.

At a special Meeting of the Boulder and Larimer County Irrigating & Manufacturing Ditch Co. (held October 12, 2013), a vote was taken by the members to allow the Board to proceed moving forward to get the repairs done as soon as possible up to \$200,000, Old Ish's half of the minimum cost. If the cost is higher than that, another special meeting would need to be called. A main concern is to insure water for the 2014 Irrigation Season. I believe the general consensus was to spread the cost over the 3 years of 0% interest. In this scenario an additional \$67 dues per share of Old Ish would be added to the current \$14 per share equaling \$81 per share. This would be the minimum increase. \$114 per share if the cost reached the higher estimated amount of \$600,000. This will add between \$4087 and \$6100 to our annual Irrigation budget for 3 years for this scenario. Hopefully we will have a better idea of the cost by the time of River Glen's annual meeting November 20th. River Glen owns 61 shares in Old Ish.

End of Season Draining

Please open your irrigation access valves and drain the water at your access point. Be sure to drain anything that you added to your access to operate the irrigation on your lot. Even if you did not irrigate this year you may have water at your access that should be drained. If you need help or have any questions contact an irrigation member. Irrigation members have been assigned specific lots to be the contact person for those lots. If you do not know whom your contact person is an irrigation member or I will help you identify them. The valves should be closed again for the winter before the ground freezes. In some situations you may want to leave the valve opened slightly, enough to prevent any additional water drainage from building up but not open enough to be inviting to small rodents. Please also remove the batteries from the meter back plate (2 small Phillips head screws). This will help eliminate any corrosion from the batteries. They should be replaced with new batteries next spring prior to the irrigation season.

If you are having any problems with your access make sure your irrigation contact person is aware of the issue. Remind them if there is a recurring problem that has not been addressed.

Season Stats

This season we had 48 lots that used irrigation water and we used 1785 inches. This was considerably less water used due to no additional water being available to lease. With this year's 40" allotment we had 2440 inches of water. We would have used it all if we had been able to run through the end of September.

BEMA (Big Elk Meadows Associates) pays Riverglen \$1000.00 a year and an additional \$52.50 for each week end run of water where we open and close the valve for their water augmentation requirements. There were 3 week end runs for BEMA this year for an additional \$157.50 paid to Riverglen. This increases by \$2.50 each additional year of this 10 year renewable contract. As BEMA lost all of their dams and ponds due to the floods, their use of our system for their augmentation requirements may not be needed next year.

The Irrigation Committee has proposed installing several isolation valves at several points in our system. Isolation valves would allow more users uninterrupted irrigation water should there be a leak or other problem with the system. However due to increased cost in Sewer and Irrigation, these valves will need to wait another year. Repairing or replacing meters that are not working is the goal for the next season.

If you know of an HOA Member that is not receiving this email, please have them send me their address.

Thank you to the Irrigation Committee Members and to everyone else that helped in this Irrigation Season.

For the River Glen HOA Irrigation Committee,
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