

TTPOA Board Meeting Date:

Motion #: 082023-9

MOTION TO INTRODUCE THE FOLLOWING RESOLUTION FOR CONSIDERATION AND VOTE

Motion by: Pam Seconded by: Melissa

This resolution acts to officially reaffirm the Tall Timbers Property Owners Association's (TTPOA) commitment to handle the maintenance of all septic systems across our ten villages, a responsibility they've assumed in the past. This action significantly eases the operational and financial pressures on the individual villages.

Renewing this commitment is particularly important at this time, as it will serve as clear guidance to the engineering firm undertaking the upcoming reserve study, ensuring they accurately account for all future septic-related costs that fall under TTPOA's jurisdiction in their estimates.

**POLICY RESOLUTION - RESOLUTION REGARDING
THE REAFFIRMATION OF TTPOA'S RESPONSIBILITY FOR COMMUNITY-WIDE SEPTIC SYSTEMS**

The Tall Timbers Property Owners Association (TTPOA) is tasked with the upkeep of the common elements of the Tall Timbers community, consisting of ten individual villages;

Each of these villages has one or more septic systems of varying types, which, although physically distinct and non-interconnected, collectively provide the vital function of waste disposal for the entire community;

Although each village's bylaws assigns responsibility for the maintenance of the septic system serving their campsites to the village, the TTPOA acknowledges the significant operational and financial burden this causes for the villages and is prepared to undertake these responsibilities;

The TTPOA's own bylaws commit the Association to providing for the maintenance of the community's water system and the roads which are not part of any condominium, a spirit of service which the TTPOA agrees should extend to encompass the septic systems serving each village;

Prior boards of TTPOA have adopted similar resolutions (e.g. the "Septic Unification Resolution") in recognition of the necessity for a unified approach to septic management across the community;

The TTPOA plans to commission a comprehensive reserve study from a professional engineering firm to forecast the community's future infrastructure needs and associated costs, inclusive of all septic systems across the community;

In order to accurately estimate future costs for TTPOA, the firm needs to understand that it needs to include in its assessments and cost estimates all of the physical elements and maintenance tasks that the various systems require, which includes but is not limited to the maintenance of septic pods, drain/leach fields, piping, site septic access points, effluent filters, tanks of various sizes, pumps, floats, electrical controls and alarms, etc.;

There are also costs involved in the movement of waste through the various septic systems ("wastewater conveyance") which includes but is not limited to paying for the labor and services to manually pump out isolated tanks as well as the cost of electricity to power the pumps that move (convey) the wastewater through a network of pipes to either a drainfield or a larger pump out location;

NOW, THEREFORE, BE IT RESOLVED:

1. The TTPOA hereby reaffirms its commitment to assume and manage the responsibilities related to the various septic systems throughout the villages, treating them as a conceptually unified system under TTPOA's purview, regardless of their non-interconnectivity.
2. TTPOA's responsibilities will encompass all septic-related expenses, including but not limited to system repairs and replacements, routine maintenance costs, inspection and compliance costs, replacement of consumable materials, and wastewater conveyance costs to move the sewage to its final destination (manual pumping services and/or maintenance staff labor, septic pump electricity costs, control and alarm panel electricity costs, etc.)
3. Electrical costs covered by TTPOA will not include bathhouse meters unless the village invests in equipment to provide separate data for septic pump usage versus general electric usage.
4. The TTPOA will ensure that the engineering firm tasked with the reserve study fully comprehends TTPOA's responsibility over the septic systems. This understanding will allow for the production of a comprehensive and accurate reserve study and effective planning for future infrastructure projects and expenses.
5. This resolution supersedes any previous resolution inconsistent with the provisions herein and takes effect immediately upon its adoption.

ADOPTED this ___ day of _____, _____.

Village	YES	NO	ABSTAIN
Birch	✓		
Cedar		✓	
Dogwood	✓		
Elm	✓		
Hemlock	✓		
Maple		✓	
Oak		✓	
Pine	✓		
Spruce	absent		
Sycamore	✓		
Total:			
MOTION CARRIED?	YES	NO	ABSTAIN

I attest that this vote happened as noted above:

Victoria Tuite, Secretary

Date

submit expenses to office