

South Ogden Meadows

He sat down with me to educate us on what we need to know. This was the meeting he had to reschedule that you were on the email with.

MINDSET: Being the owner of the meter "We live and breathe meter maintenance of pipeline".

a. STATE AUDIT:

* STATE INSPECTORS (6 in entire state) COME EVERY 1-3 YEARS

* When state auditor asks Questions we don't know, don't guess! Say we'll get back to him with an answer- ROB SAYS ALWAYS CALL HIM AT THIS POINT

1. REQUIRED:

ANNUAL CATHODIC PROTECTION SURVEY AND GAS LEAK INSPECTION (2021-completed on January 15) -- The lines underground are steel so this has to happen every year.

2. ANNUALLY 'PUBLIC AWARENESS PLAN' LETTER HAS TO BE SENT OUT TO ALL TENANTS - THEN INFO GOES IN MAINTENANCE COMPLIANCE PLAN

3. **IMPORTANT!! None of our maintenance people can touch any maintenance on the gas system (CAN DO: inside leak work just no outside)**

b. DOMINION ENERGY:

1. Charges the meadows the total fuel costs, HOA distributes costs evenly with owners (or by square footage)

2. GAS PROBLEM? Residents need to call property mgt if they have a gas issue not Dominion. They will just tell them the community owns their meter. We call Rob @ M&M Cathodic Protection Services. { Rob noted that they run 1500 properties and have only maybe had to go out on emergencies 1 or 2 times}

c. CONTACT ROB:

1. When we don't know the answer to an auditor's question

2. When there's a gas leak to get instructions on what to do

d. 5 BINDERS FOR ON-SITE IN OFFICE

1. OQ Plan

2. Public Awareness Plan- *this LETTER needs to go out to all owners of South Ogden Meadows Condos *Attach letter to a monthly bill

3. Compliance Folder- The Annual Reports/Inspection

4. Maintenance Compliance Plan (fill out when tenants have received public awareness plan letter)

5. M&M Cathodic Gas Leak Survey and Valve Inspections

