

From: Corrine Zack czack2000@gmail.com
Subject: Plumas Eureka CSD- Eureka Springs Subdivision
Date: July 18, 2024 at 8:59 AM
To: jennifer@pcateam.com

CZ

Good morning Jennifer,

I've left a voice message this morning asking for clarification regarding whether you or the County Board of Supervisors would look into the following matter below.

The Plumas Eureka CSD had / has an agreement, dated 8-21-95, with the developer of Eureka Springs Subdivision ("ESS"), for the purposes of water, sewer, and fire services to users / owners. An expansion of the sewer treatment capacity was needed to service the subdivision. The project was referred to as the "Wastewater Treatment Plan Improvement".

The agreement states that when an owner obtains a building permit, that owner must either pay an up front lump sum of their pro rata share of the initial improvement expense or pay an amortized pro rata share plus interest for the improvement. If amortized, a 20 year period was estimated for the pay off. The CSD refers to the lump sum as a "buy-out". Prior to obtaining a building permit for our home 2017, we obtained a Will Serve Letter from the CSD and paid the lump sum /buy-out.

As of 2024, there is one commercial building (a real estate office) and 33 homes in the subdivision. As of June 2024, only 3 owners (which include me) have paid the lump sum / buy-out. The remaining 31 owners have been on an amortized payment plan.

As of July 2024, **in an effort to fund a new sewer improvement project**, without disclosure, the CSD decided to end the Eureka Springs amortized payment plan! The sewer costs are now flat rate for all Eureka Springs owners! Those that were on the amortized schedule received a reduction in their rates- from a quarterly \$940.82 to \$884.82. However, my quarterly rate went up! I was paying \$755.53 and now I'm paying \$884.82. That's a \$129.29 increase! The CSD explanation for the rate change is that the initial agreement expired. There's no stated expiration for repayment of the improvement expense in the agreement.

Please clarify if your office or the Board would here this matter. Thank you for your time.

Sincerely,

Corrine Zack