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Sent: Monday, September 23, 2013 4:12 PM

To: UTC DL Records Center

Subject: Rulemaking Inquiry to Consider the Need to Evaluate and Clarify Jurisdiction of Water Companies, WAC 480-110-255, Jurisdiction, and related rules Docket UW-131386

To: Utilities and Transportation Commission

Date: September 23, 2013

Re: Rulemaking Inquiry to Consider the Need to Evaluate and Clarify Jurisdiction of Water Companies, WAC 480-110-255, Jurisdiction, and related rules Docket UW-131386

Dear Commission:

I am providing these comments on behalf of the board of trustees for Tapps Island Association. We are a non-profit homeowner's association representing over 500 single family residences in Lake Tapps, WA. Tapps Island Association is classified as a homeowner's association with "substantial assets" by the State of Washington which requires an annual audit and a very high degree of transparency and reporting of assets to ALL members of the community. We have a monthly newsletter which contains financial information and minutes of monthly meetings of the board of trustees. The trustees are elected volunteers from within the community who devote a substantial amount of their time and effort to oversight and management of the community.

Tapps Island Association owns water rights to serve the community as well as providing our own roads, road maintenance, parks and recreational facilities and 24 hour a day seven day a week security patrol within the community. Each year we are required to hire an outside firm to determine our Statutory Minimum Financial Reserve Study adequacy of funds on hand and projected funds to maintain all of these amenities over a 30 year schedule. Our water system is under the oversight of the State Department of Health Drinking Water Division. Any deficiencies in our compliance must be noted in our annual Consumer Confidence Report which is required by law to be distributed to every water customer on our system. The Consumer Confidence Report is required regardless of whether the system is operating perfectly or with any deficiency. We are also required to provide a Water Use Efficiency report to the State Department of Health annually. In addition we are required to record water testing results which are taken daily and submitted monthly to the Department of Health to insure safe drinking water and a well monitored system.

After upgrading our treatment and filtration system two years ago we are required to have two higher level certifications for our employees who operate the treatment facility, monitor chlorine and other levels, and manage the distribution system throughout our residential neighborhood. This requires the employees to attend classes, taking continuing education and pass certification tests.

All classes of our homeowners association memberships are equal. Every household has one vote. The water system benefits are shared equally by all members. The board of trustees elections are held in rotation annually and all members in good standing are eligible to run for office if they are willing to serve in that fiduciary capacity for their neighbors without compensation. We see no benefit to our homeowners association members to suddenly add another layer of government oversight which will add cost in reporting, additional fees and staff hours. We ask the Utilities and Transportation Commission to continue to allow homeowners associations exemption by retaining the existing WAC 480-110-255 language.

Removing ALL homeowner's associations from exemption will add unnecessary financial burden which will not benefit consumers or in our case, the very people who own the system.

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