

Brush Mountain Farms Annual Meeting

July 22, 2023

Water Project Information

Currently Owners have the option to drill a well on their lot to obtain water, which some have done. Others who have lots along KY Hwy 217, have tied into the existing water line which is owned and operated by Pineville Utility Commission (PUC) each at their own expense.

The water project that the Board of Directors is considering will involve tying into the PUC's water line on Hwy 217 from Gate 1 to Gate 2 with a water line to be placed along Brush Mountain Circle. The Board has two schools of thought about moving forward with the water project. Pros and Cons will be presented by Board members with the opportunity to vote on the water project following the discussion.

For the water project: (Pro)

- Increases water accessibility & provides another option for more owners to obtain water.
- Potential to raise property values and desirability for owners to develop lots.
- Allows placement of fire hydrants for emergency fire access.
- In order to move forward with the PUC and KY Division of Water, an engineer's design plan must be approved at the initial cost of approximately \$40,000.
- Once the Water design plan is approved, we have more opportunity to apply for outside funding to complete the project.

Against the water project: (Con)

- The proposed water project will only provide design plans for Brush Mountain Circle, not necessarily the entire community/roads.
- Owners will still need to tie in to the new line at their own expense.
- The design plan may not accommodate future expansion to serve the entire BMF community
- There is no guarantee that water line access will increase property values.
- Miracle, KY has a volunteer fire department that may be unable to provide a quick response in the case of a fire even if fire hydrants are available.
- The total project cost is \$700,000- \$800,000 to lay the water line along Brush Mountain Circle. This is unaffordable on our own and it may be difficult to secure outside grants or funding.
- The water project may take away funding from other BMF infrastructure projects.

Ballots may be submitted: (deadline for voting 8/14/23)

1. Today at the annual meeting
2. Email your vote to Brushmountainfarmsky@yahoo.com or
3. Mail your ballot to BMHOA 7329 Homestead Dr, Knoxville, TN 37918

Brush Mountain Farms Annual Owners' Meeting Ballot

Name: _____ Phase/Lot # _____

Approve \$40,000 water line expenditure.

Disapprove \$40,000 water line expenditure at this time.

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