

The following comment was submitted via PUCWeb:

Name: Nancy Richards
Submission Time: Mar 17 2024 12:31PM
Email: Nancy-Richards@Outlook.com
Telephone: 206-954-6089
Address: 300 Hanaford Road
Blanchard, ID 83804

Name of Utility Company: Stone Ridge Utilities

Case ID: SWS-W-24-01

Comment: "I am a resident of Blanchard, within the StoneRidge Utility service area. I strongly oppose the proposed rate increase which has been proposed by Chan Karupiah. Twin Lakes is a neighboring HOA. Water fees reportedly are currently \$27.87 monthly meter fee; \$1.50 commodity charge; and a \$6.94 fee for bond payment. This neighboring community also has a golf course. I do not see a request for a rate increase from them listed on your site.

I have learned that Mr Karupiah is attempting to open another utility service, including water, in the Athol area. With business practices such as he has demonstrated and outlined by other public comments, any request for additional service area(s) should also be denied.

Please do the right thing, and prevent these outlandish rate increases, and save other communities from this type of preventable poor service and monopolistic behavior.

Thank you,
Nancy Richards

From: Darla Cravens <darlacravens@windermere.com>

Sent: Sunday, March 17, 2024 2:18 PM

To: secretary <disabled@puc.idaho.gov>; Don Cravens <diamonddon61@yahoo.com>; Darla Cravens <darlacravens@windermere.com>

Subject: Case No SWS-W-24-01

IPUC PO Box 83720 Boise, Idaho 83720 Case No. SWS-W-24-01

March 17 2024

Hello, We are writing regarding a water rate increase proposed by CDS StoneRidge Utilities (PO Box 298, Blanchard, Idaho 83804). This is regarding Case number SWS-W-24-01. This utility has proposed water rate increases of 261% to 543%. After reviewing the rationale for these increases, all of the reasons given are completely unwarranted. I ask that you decline the entire rate request by CDS StoneRidge Utilities. 1) CDS StoneRidge claims to have "invested" more than \$900,000 since ownership transfer. This claim was made in the official notice to users. There is no documentation about what types of investment the utility has made. We suspect it is to try to recoup \$980,000 the utility owner transferred from Esprit Enterprises/JD's Resort, as found in Case number SWS-W-23-03 where it was declared this was to be treated as owner's equity. PLEASE verify this claim by the utility. We suspect that the claimed investment has not been in infrastructure or system

improvements, such as the water system infrastructure....the wells. pumps, transfer pipe system, etc. are the same as when purchased by the utility operator. I suspect the owner has transferred his OWN money as capitalization, which should be regarded as owner's equity and not an expense to be recouped from utility customers, as noted in SWS-W-23-03. Additionally, this current rate increase request includes infrastructure expenditures, which we note are questionable, and are detailed below. 2) I believe that when CDS StoneRidge purchased the utility, Chan Karupiah, the owner, claimed to have enough cash and assets to fund improvements and capitalization. He should live up to this agreement without impacting users of the utility. Please refer to Case number SWS-W-18-01 when Karupiah purchased the utility. That action declared that "JD Resort (applicant) must demonstrate his financial ability to operate on its own accord. The notarized personal guarantee of Chan Karupiah to use his personal finances to support the financial needs of the company is of uncertain value. If Mr. Karupiah were to file bankruptcy or otherwise being unable to meet all of his financial obligations, a signed personal guarantee to financially support a legally separate company is dubious value compared to more standard cash capital or debt instruments likely held by other creditors. Therefore, we require assurances that JD Resort has the financial ability to operate the system in the public service, not JD Resort by and through Chan Karupiah. JD Resort must be able to make and pay for ongoing repairs and have access to capital for major repairs, including pump or well failures...JD Resort must file balance sheets and income statements with the commission quarterly...JD Resort must file its balance sheet and income statement for the quarter ended 30 June, 2019, within 60 days of this Order. Subsequent quarterly financial statements must be filed within 45 days of the quarter end. JD Resort must file monthly bank statements showing at least a \$50,000 balance until JD Resort establishes a bank line of credit of at least \$250,000.

Don and Darla Cravens
84 Hanaford
Blanchard Idaho
509-948-1054 Don



Darla Cravens
REALTOR
509.727.4786
darlacravens@windermere.com
www.DarlaCravens.com

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Windermere
Group One

490 Bradley Blvd., Richland WA 99354 | 3617 Plaza Way Ste A, Kennewick WA 99338 | 4900 Paradise Way Ste 105, West Richland WA 99353



From: Donald Patterson <dpatterson@moscow.com>
Sent: Monday, March 18, 2024 5:29 AM
To: secretary <disabled@puc.idaho.gov>
Subject: Water Rate Increase by Stoneridge Utilities SWS-W-24-01

Please see the attached letter.

I would also like to add that this rate increase affects over 500 households, many who have retired and are on a fixed income. A 21-day response period is insufficient time for us to organize and respond as a community though, as you might have noticed, we gave it a try.

Perhaps you should require a public meeting to discuss the issue when there is this big of an impact involving so many people.

Don Patterson
285 Stewart Drive
Blanchard, ID 83804

IPUC
PO Box 83720
Boise, Idaho 83720

Case No. SWS-W-24-01

March 14, 2024

Hello,

I am writing regarding a water rate increase proposed by CDS StoneRidge Utilities (PO Box 298, Blanchard, Idaho 83804). This is regarding Case number SWS-W-24-01.

This utility has proposed water rate increases of 261% to 543%. After reviewing the rationale for these increases, all of the reasons given are completely unwarranted.

I ask that you decline the entire rate request by CDS StoneRidge Utilities.

- 1) CDS StoneRidge claims to have “invested” more than \$900,000 since ownership transfer. This claim was made in the official notice to users. There is no documentation about what types of investment the utility has made. We suspect it is to try to recoup \$980,000 the utility owner transferred from Esprit Enterprises/JD’s Resort, as found in Case number SWS-W-23-03 where it was declared this was to be treated as owner’s equity. PLEASE verify this claim by the utility. We suspect that the claimed investment has not been in infrastructure or system improvements, such as the water system infrastructure....the wells, pumps, transfer pipe system, etc. are the same as when purchased by the utility operator. I suspect the owner has transferred his OWN money as capitalization, which should be regarded as owner’s equity and not an expense to be recouped from utility customers, as noted in SWS-W-23-03. Additionally, this current rate increase request includes infrastructure expenditures, which we note are questionable, and are detailed below.
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- 3) The operating expenses absolutely do not justify a rate increase. We believe this proposal is about greed. The owner of CDS StoneRidge also owns a golf course....StoneRidge. The golf course used to get its water from the utility, about 50,000,000 gallons annually...we have heard the golf course did NOT pay its water bill at times, if at all. The golf course drilled its own water well recently and has separated from the utility for water supply. The utility is trying to recapture that lost income from current users. This is unconscionable.
- 4) The employee related expenses are minimal. One person to read meters for six months of the year, who also takes chlorine readings every few days...a part time employee at best. Another part time person to administer billings and receive payments. Chan Karupiah reportedly spends one day per week at StoneRidge...where he oversees the utility, the sewer system, the golf course, and the bar/grill. We suspect he has allocated too much overhead for expenses into the rate increase paperwork. **A complete forensic audit by IPUC would be appropriate in this instance to verify all financial documents and claims.**
- 5) We understand that, at times, if not currently, CDS StoneRidge, the utility, has been chronically late with filings and reports due to the IPUC since it was purchased by the current owner.

Now, let's review Attachment W in the current CDS StoneRidge Utilities rate increase application.

- 1) The owner claims to have financial harm from the reduction in water sales to the golf course. The golf course drilled its own well to avoid water charges from the utility. The same individual, Chan Karupiah owns the golf course and the utility. In essence, he was paying himself...the utility he owns was billing the golf course he owns for water. Now...as a result of the new golf course well, the golf course has a significantly lower cost for water, a huge savings to Karupiah. BUT...now he wants utility users to pay for what HE used to pay. That is simply unconscionable. This proposal actually doubles his gain...reduced water fees for the golf course AND replace that lost income at the expense of the utility users... nearly 50,000,000 gallons of water cost annually! This should not be allowed.
- 2) The utility wants to replace 3 pump motors. To my knowledge, there are currently two working wells for the utility. The application document cites attachment W-1, but it is not included in the available download paperwork. This expenditure is a responsibility of the utility, not the users. The owner should fund this and absorb the expense, per the agreements made when Karupiah purchased the utility (noted above).
- 3) The utility wants to install (replace?) "backup electrical generators" at water pump sites. The application document cites attachment W-2, but it is not included in the available download paperwork. This expenditure is the responsibility of the utility, not the users. The owner should fund this and absorb the expense, per the agreements made when Karupiah purchased the utility (noted above).
- 4) The utility wants to purchase a pickup and a 4 wheeler. The application document cites attachment W-3, but it is not included in the available download paperwork. The use of these vehicles would likely be shared by other entities owned by Karupiah, and the expense should be accurately allocated. The owner should fund these purchases and absorb the expense, per the agreements made when Kaupiah purchased the utility (noted above. HOWEVER, in the "Related Entity Narrative, Asset ownership and Existing Leases" document in the current request, it states that Esprit leases to the water company the following: vehicles and other light truck equipment. How can you have it both ways?

- 5) The utility wants the users to fund the connection costs for 20 vacant plotted lots. What Karupiah fails to mention in the application is that he owns the 20 lots. The cost for this is detailed in attachment W-4, which is not included in the available document download. This clearly is an expense of the utility and the lot owner(s)...not the utility users.
- 6) The utility wants to install approximately 360 meters to remotely read water usage. The application cites attachment W-5, but it is not included in the available document download. What is not noted or projected is the effective savings to the utility by not manually reading the meters. This should be an expense of the utility and certainly not the users.

Now let's take a look at some other concerns.

In Exhibit 1, schedule B, Accumulated Depreciation, there is a line item for "structures and improvements." Also included are things like supply mains, power pumping equipment, purification systems, meters, hydrants, etc. But the largest line item is "Structures and Improvements" at \$774,820...by far the largest amount on this schedule. What could this utility possibly have at more than 3/4 of a million dollars in this line item? In the documentation, it is reported that the utility leases facilities from other entities owned by Karupiah. In the "Related Narrative, Asset Ownership and Existing Leases" it states "There is no land included nor, water rights, or miscellaneous equipment included in the balance sheet for CDS StoneRidge Utilities" and "Esprit owns all buildings, and miscellaneous equipment not on the StoneRidge Water Company balance sheet as well as the remainder land parcels, and ROW rights." Esprit leases to the water company the following: office and shop space, vehicles and other light truck equipment, office equipment, and water rights and use of ROW. What is included in this "structures and improvements" line item that totals \$774,820? Also in this listing is a line item for "Services" at \$30,101. What services are depreciated?

Regarding Attachment L, Exhibit #2 Schedule B Expenses: Labor and Salaries total a whopping \$223,267. I would encourage the IPUC to review, forensically audit and validate this level of expense for a relatively small, simple water utility. Meters aren't read half the year. Chlorine levels are only sampled 2-3 times per week. Billing and payments are processed at a part time level at best. This number is highly suspicious.

Regarding Attachment N Exhibit 3 Cost of Capital: Long term debt is listed at \$104,005. Water utility users should not be repaying a loan for the owners capital/equity.

The application for a rate increase should not be considered or approved until an accurate, honest, complete and evidence based application is submitted.

Please deny this rate increase request in its entirety.

Thank you.

Donald A Patterson
285 Stewart Drive
208 437-4720

Idaho Public Utilities Commission

PO Box 83720

Boise, ID 83720-0074

RECEIVED

2024 MAR 15 AM 9:51

IDAHO PUBLIC
UTILITIES COMMISSION

RE: Case # SWS-W-24-01

To Whom it May Concern:

Please consider the following comments from our local community here in Blanchard Idaho. A rate increase of 261% is appalling and plainly unjustified. Since StoneRidge Utilities has been under new ownership, they have demonstrated questionable behaviors and business practices. This includes trying to charge a \$10 fee to receive a paper bill, incorrect billings, and failure to notify residents of water outages and water testing results following a de-pressurization of the system. Our community includes a high percentage of residents on a fixed income of which would cause undue hardship to the bulk of its residents.

As the documents indicate StoneRidge Utilities is purposing to give the golf course (his other business) free water! In other words, residents of StoneRidge would be paying for the water of the golf course (which is an amenity to them) and non-residents of StoneRidge (Happy Valley Residents) would be impacted without any benefit. This alone shows questionable business practices and we as the community highly recommend a financial audit of StoneRidge Utilities. As community members, we do not believe a rate increase is justified nor would recommend any increase without a financial audit and proper evidence.

Another fee is charged to Happy Valley Residents in the amount of \$14.03 per month. This additional booster surcharge was introduced in September 2004 when Happy Valley Residents were annex into the StoneRidge Utilities System. This additional charge was accrued to pay back that loan to facilitate the connection. Per SWS-W-04-01 the loan was for 20 years. There has been no indication on the proposed rate increase that Happy Valley Residents would be paying even more until September assuming StoneRidge Utilities removes the booster surcharge when the loan is complete.

As community members we highly recommend StoneRidge Utilities focus on providing quality water service and providing water during power outages by installing back-up generators. In particular, during wildfire season when water is valuable to the community to protect residents and property.

The Public Utilities Commission is the only avenue we have to stop these unfair practices. We do not have another options due to the monopolizing nature of this utility. The purposed increases are an undue burden on this tiny community and we implore you to require a financial audit and justification with proper documentation. Our community is dependent on your actions and support.

Thank you for your time and consideration regarding this matter.

Jessi Henderson & Michael Olson

364 Lakeview Drive

Blanchard ID 83804



Michael Cranor

2700 Poirier Rd

Blanchard, ID 83804



Morris Porter

206 Deer Trail Rd

Blanchard, ID 83804



Perry Hammelev

304 Lakeview Drive

Blanchard, ID 83804



Gary Griebel

19 Forest Place

Blanchard, ID 83804



Steve McConnell

707. Mountain View

Blanchard I D. 83804



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2024 MAR 15 AM 9:52

IDAHO PUBLIC
UTILITIES COMMISSION

J. Anderson
P.O. Box 813
Bunclinton, ID 83804

SPOKANE WA 990
12 MAR 2024 PM 4 L



IDAHO PUBLIC UTILITIES
COMMISSION
P.O. BOX 83720
BOISE, ID 83720-0874

83720-0874



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March 13, 2024

2024 MAR 18 AM 10:47

IDAHO PUBLIC
UTILITIES COMMISSION

Idaho Public Utilities Commission
PO Box 83720
Boise, ID 83720-0074

Re: Rebuttal to Proposed Rate Increase: Filing – SWS-W-24-01

This is a formal complaint in regards to the absurd rate increase StoneRidge Utilities LLC is requesting.

We find it very disturbing that a Utility Company that is owned by the same owner of the StoneRidge Resort and Golf Course is asking the residents of StoneRidge to subsidize their water usage. We can see and support a fair rate increase but not 261% and 543% depending on meter size. It seems that StoneRidge Utilities is putting an undue hardship on our community holding the residents hostage, as 90% are retired and on fixed incomes.

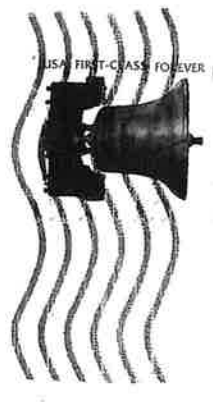
We know that other forms of utilities that are regulated such as Power, Gas, and Water are not allowed this type of monumental increase, and they cannot subsidize their usage. We would like to see Stoneridge Utilities Justifications for these absurd rates.

Sincerely,



Charles & Kathleen Cook
31 Brookway Court (Lot #2)
Blanchard, ID 83804

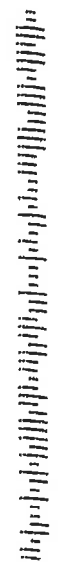
JAMES & JANICE ROYER
12 BROOKWAY CT.
BLANCHARD, ID 83804



SPOKANE WA 990
13 MAR 2024 PM 4 L

Idaho Public Utilities Commission
PO Box 83720
Boise, ID 83720-0074

83720-0074



IPUC
PO Box 83720
Boise, Idaho 83720

Case No. SWS-W-24-01

March 14, 2024

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I ask that you decline the entire rate request by CDS StoneRidge Utilities.

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RECEIVED

2024 MAR 18 AM 10:48

IDAHO PUBLIC
UTILITIES COMMISSION

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The application for a rate increase should not be considered or approved until an accurate, honest, complete and evidence based application is submitted.

Please deny this rate increase request in its entirety.

Thank you.

Letter to Idaho Public Utilities Commission Regarding StoneRidge Water Rate Increase

Please Print Name and Address

Susan Holken 1796 Blanchard Elk Rd
Don Curtis 177 deer trail Rd BLANCHARD, ID
83804

Patricia Purcell 133 Forest Ridge Rd BLANCHARD, ID
JERRY PURCELL 133 FOREST RIDGE RD BLANCHARD, ID
83804

Kelley M Hlicks 1443 Poirier Rd. BLANCHARD, ID
83804
Noah Toal 140 Mountain view Rd BLANCHARD, ID

December Blamie Cullum 165 Lakeview Dr. BLANCHARD, ID
Thomas Kuehn 218 vista dr, blanchard ID 83804

GARY COOK - 444 Stoneridge Rd. Blanchard. 83804
Betty Cook - 444 Stoneridge Rd - Blanchard 83804

Small L. Kuehn - 218 Vista Dr. BLANCHARD, ID
83804
Cliff Malakowsky 369 Lakeview D.R. BLANCHARD ID
83804

Shawn Toal 140 Mtn View Rd
Nicole APig BLANCHARD, ID
83804
Caren Ellis 18 Sans Souci Dr. Blanchard ID
83804

Letter to Idaho Public Utilities Commission Regarding StoneRidge Water Rate Increase

Please Print Name and Address

Karen Truss 396 Mountain View Rd Blanchard ID 83804

~~Steph Truss~~
STEPHEN TRUSS 396 MOUNTAIN VIEW ROAD BLANCHARD ID 83804

JOEL STRANGE 296 DEER TRAIL RD BLANCHARD ID 83804

John Thomas 1920 Blanchard GR RD Blanchard ID 83804

Perry Moede 529 Deen Tr Rd Blanchard ID 83804

William Nowak 372 Hanaford Rd Blanchard 83804

Persphone Higgins 28 Fairway Drive Blanchard ID 83804

Lee Vanderhout 25 Fairway Drive Blanchard ID 83804

Della Taylor
Della Taylor 509 Mountain View Rd. Blanchard ID. 83804

John Taylor 509 Mountain View Rd Blanchard ID 83804

Kristie Mitchell 36 Homestead Ln. Blanchard ID. 83804

Donald Holshew 1796 BRANCHARD BLANCHARD ECK Rd 83804

Jeff Charles 53 Lakeview^{dr} Blanchard^{ID} 83804

Ken W. Warming
Ken Warming 152 Homestead Ln Blanchard
ID. 83804

REZAC
28 SANS SODCI DR
BLANCHARD, ID 83804

SF Retail

14



83720

U.S. POSTAGE PAID
FCM LETTER
BLANCHARD, ID 83804
MAR 14, 2024

\$0.92

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RDC 99



1 PUC
PO Box 83720
BOISE, ID 83720

83720-

Case # SWS-W-24-01

RECEIVED

March 13, 2024

2024 MAR 18 AM 10:48

IDAHO PUBLIC
UTILITIES COMMISSION

Idaho Public Utilities Commission
PO Box 83720
Boise, ID 83720-0074

Re: Rebuttal to Proposed Rate Increase: Filing – SWS-W-24-01

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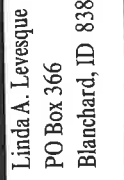
I know that other forms of utilities that are regulated such as Power, Gas, and Water are not allowed this type of monumental increase, and they cannot subsidize their usage. I would like to see Stoneridge Utilities Justifications for these absurd rates.

Sincerely,

A handwritten signature in black ink, appearing to read 'Linda Levesque', written over a large, loopy scribble.

Linda Levesque
38 Stewart Dr.
Blanchard, ID 83804

Linda A. Levesque
PO Box 366
Blanchard, ID 83804-0366



SPOKANE WA 990
13 MAR 2024 PM 4 L



IDAHO PUBLIC UTILITIES COMMISSION
PO Box 83720
BOISE, ID 83720-0074

83720-0074

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PO Box 83720
Boise, Idaho 83720

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2024 MAR 18 AM 10:48

Case No. SWS-W-24-01

IDAHO PUBLIC
UTILITIES COMMISSION

March 14, 2024

Hello,

I am writing regarding a water rate increase proposed by CDS StoneRidge Utilities (PO Box 298, Blanchard, Idaho 83804). This is regarding Case number SWS-W-24-01.

This utility has proposed water rate increases of 261% to 543%. After reviewing the rationale for these increases, all of the reasons given are completely unwarranted.

I ask that you decline the entire rate request by CDS StoneRidge Utilities.

- 1) CDS StoneRidge claims to have "invested" more than \$900,000 since ownership transfer. This claim was made in the official notice to users. There is no documentation about what types of investment the utility has made. We suspect it is to try to recoup \$980,000 the utility owner transferred from Esprit Enterprises/JD's Resort, as found in Case number SWS-W-23-03 where it was declared this was to be treated as owner's equity. PLEASE verify this claim by the utility. We suspect that the claimed investment has not been in infrastructure or system improvements, such as the water system infrastructure....the wells, pumps, transfer pipe system, etc. are the same as when purchased by the utility operator. I suspect the owner has transferred his OWN money as capitalization, which should be regarded as owner's equity and not an expense to be recouped from utility customers, as noted in SWS-W-23-03. Additionally, this current rate increase request includes infrastructure expenditures, which we note are questionable, and are detailed below.
- 2) I believe that when CDS StoneRidge purchased the utility, Chan Karupiah, the owner, claimed to have enough cash and assets to fund improvements and capitalization. He should live up to this agreement without impacting users of the utility. Please refer to Case number SWS-W-18-01 when Karupiah purchased the utility. That action declared that "JD Resort (applicant) must demonstrate his financial ability to operate on its own accord. The notarized personal guarantee of Chan Karupiah to use his personal finances to support the financial needs of the company is of uncertain value. If Mr. Karupiah were to file bankruptcy or otherwise being unable to meet all of his financial obligations, a signed personal guarantee to financially support a legally separate company is dubious value compared to more standard cash capital or debt instruments likely held by other creditors. Therefore, we require assurances that JD Resort has the financial ability to operate the system in the public service, not JD Resort by and through Chan Karupiah. JD Resort must be able to make and pay for ongoing repairs and have access to capital for major repairs, including pump or well failures...JD Resort must file balance sheets and income statements with the commission quarterly...JD Resort must file its balance sheet and income statement for the quarter ended 30 June, 2019, within 60 days of this Order. Subsequent quarterly financial statements must be filed within 45 days of the quarter end. JD Resort must file monthly bank statements showing at least a \$50,000 balance until JD Resort establishes a bank line of credit of at least \$250,000."

- 3) The operating expenses absolutely do not justify a rate increase. We believe this proposal is about greed. The owner of CDS StoneRidge also owns a golf course....StoneRidge. The golf course used to get its water from the utility, about 50,000,000 gallons annually...we have heard the golf course did NOT pay its water bill at times, if at all. The golf course drilled its own water well recently and has separated from the utility for water supply. The utility is trying to recapture that lost income from current users. This is unconscionable.
- 4) The employee related expenses are minimal. One person to read meters for six months of the year, who also takes chlorine readings every few days...a part time employee at best. Another part time person to administer billings and receive payments. Chan Karupiah reportedly spends one day per week at StoneRidge...where he oversees the utility, the sewer system, the golf course, and the bar/grill. We suspect he has allocated too much overhead for expenses into the rate increase paperwork. **A complete forensic audit by IPUC would be appropriate in this instance to verify all financial documents and claims.**
- 5) We understand that, at times, if not currently, CDS StoneRidge, the utility, has been chronically late with filings and reports due to the IPUC since it was purchased by the current owner.

Now, let's review Attachment W in the current CDS StoneRidge Utilities rate increase application.

- 1) The owner claims to have financial harm from the reduction in water sales to the golf course. The golf course drilled its own well to avoid water charges from the utility. The same individual, Chan Karupiah owns the golf course and the utility. In essence, he was paying himself...the utility he owns was billing the golf course he owns for water. Now...as a result of the new golf course well, the golf course has a significantly lower cost for water, a huge savings to Karupiah. BUT...now he wants utility users to pay for what HE used to pay. That is simply unconscionable. This proposal actually doubles his gain...reduced water fees for the golf course AND replace that lost income at the expense of the utility users... nearly 50,000,000 gallons of water cost annually! This should not be allowed.
- 2) The utility wants to replace 3 pump motors. To my knowledge, there are currently two working wells for the utility. The application document cites attachment W-1, but it is not included in the available download paperwork. This expenditure is a responsibility of the utility, not the users. The owner should fund this and absorb the expense, per the agreements made when Karupiah purchased the utility (noted above).
- 3) The utility wants to install (replace?) "backup electrical generators" at water pump sites. The application document cites attachment W-2, but it is not included in the available download paperwork. This expenditure is the responsibility of the utility, not the users. The owner should fund this and absorb the expense, per the agreements made when Karupiah purchased the utility (noted above).
- 4) The utility wants to purchase a pickup and a 4 wheeler. The application document cites attachment W-3, but it is not included in the available download paperwork. The use of these vehicles would likely be shared by other entities owned by Karupiah, and the expense should be accurately allocated. The owner should fund these purchases and absorb the expense, per the agreements made when Kaupiah purchased the utility (noted above. HOWEVER, in the "Related Entity Narrative, Asset ownership and Existing Leases" document in the current request, it states that Esprit leases to the water company the following: vehicles and other light truck equipment. How can you have it both ways?

- 5) The utility wants the users to fund the connection costs for 20 vacant plotted lots. What Karupiah fails to mention in the application is that he owns the 20 lots. The cost for this is detailed in attachment W-4, which is not included in the available document download. This clearly is an expense of the utility and the lot owner(s)...not the utility users.
- 6) The utility wants to install approximately 360 meters to remotely read water usage. The application cites attachment W-5, but it is not included in the available document download. What is not noted or projected is the effective savings to the utility by not manually reading the meters. This should be an expense of the utility and certainly not the users.

Now let's take a look at some other concerns.

In Exhibit 1, schedule B, Accumulated Depreciation, there is a line item for "structures and improvements." Also included are things like supply mains, power pumping equipment, purification systems, meters, hydrants, etc. But the largest line item is "Structures and Improvements" at \$774,820...by far the largest amount on this schedule. What could this utility possibly have at more than 3/4 of a million dollars in this line item? In the documentation, it is reported that the utility leases facilities from other entities owned by Karupiah. In the "Related Narrative, Asset Ownership and Existing Leases" it states "There is no land included nor, water rights, or miscellaneous equipment included in the balance sheet for CDS StoneRidge Utilities" and "Esprit owns all buildings, and miscellaneous equipment not on the StoneRidge Water Company balance sheet as well as the remainder land parcels, and ROW rights." Esprit leases to the water company the following: office and shop space, vehicles and other light truck equipment, office equipment, and water rights and use of ROW. What is included in this "structures and improvements" line item that totals \$774,820? Also in this listing is a line item for "Services" at \$30,101. What services are depreciated?

Regarding Attachment L, Exhibit #2 Schedule B Expenses: Labor and Salaries total a whopping \$223,267. I would encourage the IPUC to review, forensically audit and validate this level of expense for a relatively small, simple water utility. Meters aren't read half the year. Chlorine levels are only sampled 2-3 times per week. Billing and payments are processed at a part time level at best. This number is highly suspicious.

Regarding Attachment N Exhibit 3 Cost of Capital: Long term debt is listed at \$104,005. Water utility users should not be repaying a loan for the owners capital/equity.

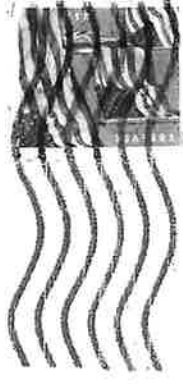
The application for a rate increase should not be considered or approved until an accurate, honest, complete and evidence based application is submitted.

Please deny this rate increase request in its entirety.

Thank you.

STEPHAN REZAC & NANCY REZAC
28 SANS SOUCI DRIVE
BLANCHARD, ID 83804
208-255-8243

REZAC
28 SANS SOUTHER
BLANCHARD, ID 83804



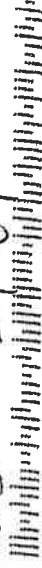
SPOKANE WA 990

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IPUC
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BOISE, ID 83720

CASE No. SWS-W-24-01

83720-



March 13, 2024

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2024 MAR 18 AM 10:48

Idaho Public Utilities Commission
PO Box 83720
Boise, ID 83720-0074

IDAHO PUBLIC
UTILITIES COMMISSION

Re: Rebuttal to Proposed Rate Increase: Filing – SWS-W-24-01

This is a formal complaint in regards to the absurd rate increase StoneRidge Utilities LLC is requesting.

We find it very disturbing that a Utility Company that is owned by the same owner of the StoneRidge Resort and Golf Course is asking the residents of StoneRidge to subsidize their water usage. We can see and support a fair rate increase but not 261% and 543% depending on meter size. It seems that StoneRidge Utilities is putting an undue hardship on our community holding the residents hostage, as 90% are retired and on fixed incomes.

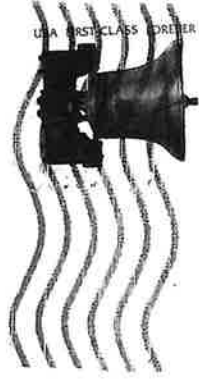
We know that other forms of utilities that are regulated such as Power, Gas, and Water are not allowed this type of monumental increase, and they cannot subsidize their usage. We would like to see Stoneridge Utilities Justifications for these absurd rates.

Sincerely,



Charles & Kathleen Cook
31 Brookway Court (Lot #1)
Blanchard, ID 83804

CHARLES & KATHLEEN COOK
31 BROOKWY CT.
BLANC HART, ID 83804

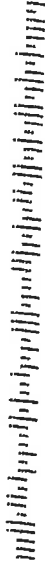


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13 MAR 2024 PM 4 L

IDAHO PUBLIC UTILITIES COMMISSION
PO Box 83720
Boise, ID 83720-0074

83720-0074



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2024 MAR 15 AM 9:51

TO: Idaho Public Utilities Commission

12 March 2024

FROM: Fred Rubio
Stone Ridge Resort, Blanchard, Idaho.

IDAHO PUBLIC
UTILITIES COMMISSION

SUBJECT: Case # SWS-W-24-01

My understanding is that a 4.1 % increase in water rates is the average per year in most parts of the country. Not a 250 % plus increase here in Stoneridge.

Chan should provide **real evidence** to back up his proposal, Perhaps an audit. I'm not responsible for his mismanagement.

I **denounce** Stone Ridge's utilities proposal to raise rates. Case # SWS-W-24-01

Fred Rubio

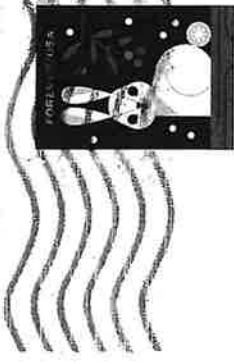
Fred Rubio, Army Veteran, 1961 - 1970

Thank you for listening.

FRED RUBIO
16 LINKS DR.
BLANCHARD, ID.

83804

SPOKANE WA 990
12 MAR 2024 PM 4 L



IDAHO PUBLIC UTILITIES
CO. W.

P.O. Box 83720
BOISE, IDAHO

83720-0074



83720-0074

CASE # SW S-W-24-01