

INFORMATION SHEET

PRESIDING: Commissioner ToNola D. Brown-Bland, Chair Charlotte A. Mitchell, Commissioner Jeffrey A. Hughes

PLACE: Dobbs Building, Raleigh, NC

DATE: Monday, March 28, 2022

TIME: 1:00 – 2:50 p.m.

DOCKET NOS.: W-1328, Sub 3; W-1040, Sub 10

COMPANY: Red Bird Utility Operating Company, LLC

DESCRIPTION: In the Matter of Application by Red Bird Utility Operating Company, LLC, for Authority to Transfer the Bear Den Acres Development Water System and Public Utility Franchise in McDowell County, North Carolina, and for Approval of Rates

VOLUME NUMBER: 1

APPEARANCES

See Attached

WITNESSES

See Attached

EXHIBITS

See Attached

---

**CONFIDENTIAL COPIES OF TRANSCRIPTS AND EXHIBITS ORDERED BY:**

REPORTED BY: Tonja Vines

TRANSCRIBED BY: Tonja Vines

DATE FILED: April 14, 2022

TRANSCRIPT PAGES: 94

PREFILED PAGES: 30

TOTAL PAGES: 124

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PLACE: Dobbs Building  
Raleigh, North Carolina  
DATE: March 28, 2022  
DOCKET NO.: W-1328, Sub 4; W-1040, Sub 10  
TIME IN SESSION: 1:00 - 2:50 p.m.  
BEFORE: Commissioner ToNola D. Brown-Bland  
Chair Charlotte A. Mitchell  
Commissioner Jeffrey A. Hughes

IN THE MATTER OF:  
Application by Red Bird Utility Operating Company, LLC  
1650 Des Peres Road, Suite 303  
St. Louis, Missouri 63131,  
and Bear Den Acres Development, Inc.,  
600 Bear Den Mountain Road,  
Spruce Pine, North Carolina 28777  
for Authority to Transfer the Bear Den  
Acres Development Water System and Public Utility  
Franchise in McDowell County, North Carolina,  
and for Approval of Rates  
VOLUME 1

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A P P E A R A N C E S:  
FOR RED BIRD UTILITY OPERATING COMPANY, LLC.:  
Daniel C. Higgins, Esq.  
Burns, Day & Presnell, P.A.  
Post Office Box 10867  
Raleigh, North Carolina 27605  
  
FOR THE USING AND CONSUMING PUBLIC:  
Megan Jost, Esq.  
Public Staff  
North Carolina Utilities Commission  
4326 Mail Service Center  
Raleigh, North Carolina 27699-4300

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IDENTIFIED/ADMITTED

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**NORTH CAROLINA UTILITIES COMMISSION**  
**PUBLIC STAFF - APPEARANCE SLIP**

DATE March 28, 2022

DOCKET Nos.: W-1040, Sub 10 &  
W-1328, Sub 4

PUBLIC STAFF ATTORNEY Megan Jost

ORDER FOR TRANSCRIPT OF TESTIMONY TO BE **E-MAILED** TO THE PUBLIC STAFF - PLEASE INDICATE YOUR DIVISION AS WELL AS YOUR E-MAIL ADDRESS BELOW:

ACCOUNTING \_\_\_\_\_  
WATER \_\_\_\_\_  
COMMUNICATIONS \_\_\_\_\_  
ELECTRIC \_\_\_\_\_  
GAS \_\_\_\_\_  
TRANSPORTATION \_\_\_\_\_  
ECONOMICS \_\_\_\_\_  
LEGAL megan.jost@psncuc.nc.gov  
CONSUMER SERVICES \_\_\_\_\_

Non-confidential transcripts are located on the Commission's website. To view and/or print, please access <https://ncuc.net>.

COUNSEL/MEMBER(S) REQUESTING A **CONFIDENTIAL** TRANSCRIPT WHO HAS SIGNED A CONFIDENTIALITY AGREEMENT WILL NEED TO SIGN BELOW.

Megan Jost  
s/Megan Jost  
Signature of Public Staff Attorney

OFFICIAL COPY

Apr 14 2022

NORTH CAROLINA UTILITIES COMMISSION  
APPEARANCE SLIP

DATE: 3/28/2022 DOCKET NO.: W-1328 SUB 4  
ATTORNEY NAME and TITLE: JANIE L. HIGGINS

FIRM NAME: BURNS, RAY & PRESNELL, PA

ADDRESS: PO BOX 10867

CITY: RANDOLPH STATE: NC ZIP CODE: 27608

APPEARANCE ON BEHALF OF: RED BIRD UTILITY OPERATING  
COMPANY, LLC

APPLICANT:  COMPLAINANT:  INTERVENOR:   
PROTESTANT:  RESPONDENT:  DEFENDANT:

Non-confidential transcripts are located on the Commission's website. To view and/or print transcripts, go to <https://www.ncuc.net/>, hover over the Dockets tab and select Docket Search, enter the docket number and click search, select the highlighted docket number and select Documents for a list of all documents filed.

To receive an electronic **CONFIDENTIAL** transcript, please complete the following:

Yes, I have signed the Confidentiality Agreement.

Email: jhiggins@brpnc.com

SIGNATURE: Janie L. Higgins

(Required for distribution of **CONFIDENTIAL** transcript)

Exhibit Cox 1

I/

Category	Estimates	Costs Incurred To Date	Vendor(s)
<b>Due Diligence Costs:</b>	<b>\$ 40,000.00</b>	<b>\$ 35,984.45</b>	
Engineering Design	\$ 35,000.00	\$ 31,486.39	McGill Associates, P.A.
Facility Reports	\$ 5,000.00	\$ 4,498.06	McGill Associates, P.A.
<b>Transactional Costs:</b>	<b>\$ 30,000.00</b>	<b>\$ 14,558.92</b>	
Closing Costs & Title Attorney Fees	\$ 10,000.00	\$ 2,959.92	Black, Slaughter & Black, PA
Contract Formation & Real Estate Due Diligence	\$ 20,000.00	\$ 11,599.00	Beckemeier LeMoine Law, 21Design Group
<b>Regulatory Costs:</b>	<b>\$ -</b>	<b>\$ -</b>	
Local Counsel Fees	\$ 14,000.00	\$ 7,307.83	Burns, Day & Presnell, P.A.
<b>Total:</b>	<b>\$ 70,000.00</b>	<b>\$ 50,543.37</b>	



Red Bird Raymer Exhibit 1 I/A



**2016006055**

MCDOWELL CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT

**\$1304.00**

PRESENTED & RECORDED:  
12-22-2016 04:54:49 PM

TONIA R HAMPTON  
REGISTER OF DEEDS

BY: TONIA R HAMPTON  
REGISTER OF DEEDS

**BK: CRP 1200**

**PG: 1006-1015**

Excise Tax \$1,304.00

Recording Time, Book and Page

TAX PIN #: 1729-00-15-5805

Prepared (by and return) after recording to Little and Lattimore, P.A.  
20 North Main Street, Marion NC 28752.

Brief description for  
Index NTEM

Bear Den Property

### NORTH CAROLINA GENERAL WARRANTY DEED

This is a **DEED** made this 22nd day of December, 2016, by and between:

GRANTOR: WILLIAM F. MOODY and wife JANE C. MOODY;  
JOSEPH R. MOODY and wife DONNA D. MOODY;  
TIMOTHY R. MOODY and wife PATTY A. MOODY;  
LOUANNE M. HAWN, widow;

600 Bear Den Mountain Road  
Spruce Pine, NC 28777

GRANTEE: BEAR DEN MOUNTAIN RESORT, INC  
A North Carolina business corporation

Send Notices to:

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

10/

OFFICIAL COPY

Apr 14 2022

**WITNESSETH**, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in North Cove Township, McDowell County, North Carolina and more particularly described as follows:

**See EXHIBIT A Attached for the legal description**

The property does not include the primary residence of any of the Grantors (NCGS §105.317-2).

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

**AND THE GRANTOR COVENANTS** with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- (1) McDowell County ad valorem taxes for the year 2016 and subsequent years, for which Grantee herein expressly assumes the liability and obligation for payment;
- (2) Rights of way and easements for public utilities and roadways;
- (3) Matters which may be revealed by an examination of the title records, an accurate survey, or by a view of the premises.

The title of the Subject real property has not been examined by the law firm of Little and Lattimore, P.A., as a title examination was not requested. Accordingly, the law firm of Little and Lattimore, P.A. makes no representations of any kind and has no opinion of any kind regarding the title of the above property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

*William F. Moody* (Seal)  
WILLIAM F. MOODY

*Jane C. Moody* (Seal)  
JANE C. MOODY

**NORTH CAROLINA, COUNTY OF McDOWELL**

I, the undersigned Notary Public in and for said County and State, do hereby certify that **WILLIAM F. MOODY** and wife **JANE C. MOODY**, Grantors, personally appeared before me this date and acknowledged the due execution of the foregoing document for the uses and purposes therein expressed. I certify that I have personal knowledge of the identity of the Signatories.

WITNESS my hand and notarial seal, this the 22 day of December, 2016.

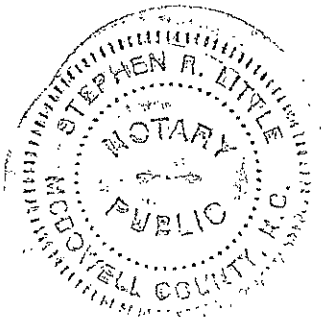
*Stephen R. Little*  
NOTARY PUBLIC

My Commission Expires:

12-16-2021

Stephen R. Little  
Typed or Printed Name of Notary Public

*Place Notary Seal Below This Line*



IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Joseph R. Moody (Seal)  
JOSEPH R. MOODY

Donna D. Moody (Seal)  
DONNA D. MOODY

NORTH CAROLINA, COUNTY OF McDOWELL

I, the undersigned Notary Public in and for said County and State, do hereby certify that JOSEPH R. MOODY and wife, DONNA D. MOODY, Grantors, personally appeared before me this date and acknowledged the due execution of the foregoing document for the uses and purposes therein expressed. I certify that I have personal knowledge of the identity of the Signatories.

WITNESS my hand and notarial seal, this the 22 day of December, 2016.

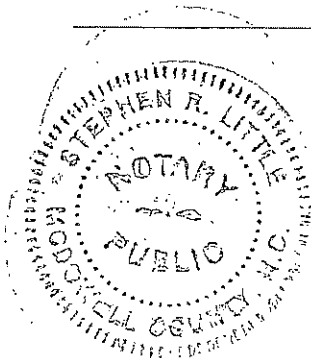
Stephen R. Little  
NOTARY PUBLIC

My Commission Expires:

12-16-2021

Stephen R. Little  
Typed or Printed Name of Notary Public

Place Notary Seal Below This Line



IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Loanne M. Hawn By willis (Seal)  
LOUANNE M. HAWN

**NORTH CAROLINA, COUNTY OF McDOWELL**

I, the undersigned Notary Public for said County and State, do hereby certify that **WILLIAM F. MOODY**, Attorney-in-Fact for **LOUANNE M. HAWN**, Grantor, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and on behalf of the said **LOUANNE M. HAWN**, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds for McDowell County, North Carolina, in Book 1200 at page 666, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney. I certify that I have personal knowledge of the identity of the Signatory.

I do further certify that the said **WILLIAM F. MOODY** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **LOUANNE M. HAWN**.

WITNESS my hand and notarial seal, this the 22 day of December, 2016.

Stephen R. Little  
NOTARY PUBLIC

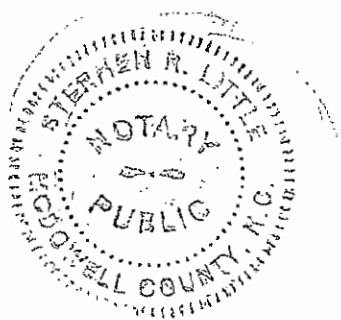
My Commission Expires:

12-16-2021

Stephen R. Little

Typed or Printed Name of Notary Public

*Place Notary Seal Below This Line*



IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Timothy R. Moody (Seal)  
TIMOTHY R. MOODY

Patty A. Moody by Timothy R. Moody (Seal)  
PATTY A. MOODY

NORTH CAROLINA, COUNTY OF McDOWELL

I, the undersigned Notary Public in and for said County and State, do hereby certify that TIMOTHY R. MOODY, Grantor, personally appeared before me this date and acknowledged the due execution of the foregoing document for the uses and purposes therein expressed. I certify that I have personal knowledge of the identity of the Signatory.

WITNESS my hand and notarial seal, this the 22 day of December, 2016.

Stephen R. Little  
NOTARY PUBLIC

My Commission Expires:  
12-16-2021

Stephen R. Little  
Typed or Printed Name of Notary Public

Place Notary Seal Below This Line




**NORTH CAROLINA, COUNTY OF McDOWELL**

I, the undersigned Notary Public for said County and State, do hereby certify that **TIMOTHY R. MOODY**, Attorney-in-Fact for **PATTY A. MOODY**, Grantor, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and on behalf of the said **PATTY A. MOODY**, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds for McDowell County, North Carolina, in Book 1200 at page 668, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney. I certify that I have personal knowledge of the identity of the Signatory.

I do further certify that the said **TIMOTHY R. MOODY** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **PATTY A. MOODY**.

WITNESS my hand and notarial seal, this the 22 day of December, 2016.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:  
12-16-2021

Stephen R. Little

Typed or Printed Name of Notary Public

*Place Notary Seal Below This Line*

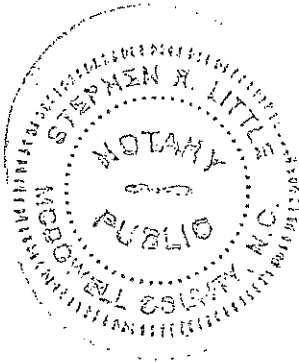


EXHIBIT A  
to the Deed from  
**William F. Moody, et al**  
to  
**Bear Den Acres Resort, Inc.**  
December 20, 2016

TRACT ONE: (Portion of Tax PIN # 1729.00-15-5805)

BEING A PARCEL containing approximately 70.754 acres as shown on the survey plat dated 1 November 2016 by Marvin J. Nunley, PLS #L-4413, of Mountaineer Land Surveying, PA, 29 Summit Avenue, Spruce Pine, NC, that contains part of the property generally known as the Bear Den Campground property, said survey plat being recorded in **MAP BOOK 27 PAGES 37** in the office of the Register of Deeds of McDowell County, North Carolina, to which reference is made for all purposes. Said recorded plats are fully incorporated herein by reference.

**TOGETHER WITH** full ownership of all the roads and easements situated on the 70.754-acre tract, but **SUBJECT TO** the retained rights of Grantors to use those roads and easements as more fully set forth below.

This conveyance is made **TOGETHER WITH** the rights of the Grantee, its heirs, assigns and successors, **AND SUBJECT TO THE RIGHTS OF OTHERS LAWFULLY ENTITLED TO USE** (including without limitation owners of lots in Bear Den Acres and Foothills Conservancy of North Carolina, Inc.), the **PERPETUAL, APPURTENANT EASEMENTS OF RECORD** at their existing width for ingress, egress and regress, for utility services and for all purposes necessary for the full enjoyment of the subject properties, as such easements and roadways traverse the subject 70.754 acres, both those shown on the subject recorded survey plat. The roadway rights conveyed hereby include without limitation the roads known as Bear Den Mountain Road (that connects the subject property with the Blue Ridge Parkway), WS Moody Memorial Drive, and all other un-named roads and easements.

**GRANTORS** specifically **RETAIN AND RESERVE** a perpetual, appurtenant easement for ingress, egress and regress, for utility services, and for all purposes necessary for the full enjoyment of the subject property that connects the 1.766 acre lot being retained by Grantors (containing the Pump), with the western fork of W.S. Moody Memorial Drive in the northeastern area of the recorded survey referred to above.



GRANTORS further **RETAIN AND RESERVE** for themselves, their heirs, assigns and successors, **PERPETUAL, APPURTENANT EASEMENTS**, at their existing width, for ingress, egress and regress, for utility services and for all purposes necessary for the full enjoyment of their retained properties, for the benefit of all lands owned and retained by Grantors, including both easements shown on the subject recorded survey plat. This reservation of roadway rights applies to all the roadways within the 70.754-acre tract, including without limitation those known as Bear Den Mountain Road (that connects the Grantors' properties with the Blue Ridge Parkway), WS Moody Memorial Drive, and all other un-named roads and easements shown on the plat being recorded in **MAP BOOK 27 PAGES 37** in the office of the Register of Deeds of McDowell County, North Carolina

**TRACT TWO:** (Tax PIN #1719.00-86-9611)

**BEING WELL SITE #1 and WELL SITE #2**, collectively containing **1.60 acres**, shown on the plat of survey dated 09/09/2016 by R. Larry Greene, PLS #L-1517 entitled "Survey of a Portion of that Property Described in a Deed to Wm. Frederick Moody, Joseph R. Moody, Timothy R. Moody and Louanne M. Hawn," said plat being recorded in McDowell County Plat Book 26 at Pages 98 & 99.

**TOGETHER WITH the Easement** that connects the southeastern corner of the 1.60-acre well site lot to Bear Den Mountain View Drive, for ingress, egress and regress, for utility services, and for all other purposes necessary for the full enjoyment of the subject property. GRANTORS FURTHER RETAIN AND RESERVE the right to obtain water for domestic purposes from the two Well Sites as well as the right to use the underground water distribution system from the two Well Sites over properties being conveyed by this deed to and for the benefit of properties that the Grantors retain.

GRANTORS FURTHER RETAIN AND RESERVE the right and easement to enter upon Grantee's property to make repairs to the water distribution pipes and system, including all ancillary features and parts thereof, that provide water to their retained properties.

**TRACT 3** (Tax PIN #1719.00-85-8514)

**BEING THE SEPTIC TANK-drain field-repair area** containing **2.14 acres** shown on the plat of survey dated 09/09/2016 by R. Larry Greene, PLS #L-1517 entitled "Survey of a Portion of that Property Described in a Deed to Wm. Frederick Moody, Joseph R. Moody, Timothy R. Moody and Louanne M. Hawn," said plat being recorded in McDowell County Plat Book 26 at Pages 98 & 99.

**TOGETHER WITH the Easement** that connects the southeastern corner of the subject 2.14 acre septic tank-drain field-repair area to Bear Cub Drive, for ingress, egress and regress, for utility services, and for all other purposes necessary for the full enjoyment of their retained properties. **GRANTORS FURTHER RETAIN AND RESERVE** the right to obtain sewer service from the sewer system on the Septic Tank-drain field-repair area as well as the right to use the underground pipes and ancillary equipment connecting the properties retained by Grantors for the benefit of such retained properties.

**TRACT 4.** (Portion of Tax PIN # 1729.00-15-5805)

**BEING A PARCEL** containing approximately 0.054 acres as shown on the survey plat dated 1 November 2016 by Marvin J. Nunley, PLS #L-4413, of Mountaineer Land Surveying, PA, 29 Summit Avenue, Spruce Pine, NC, that contains part of the property generally known as the Bear Den Campground property, said survey plat being recorded in **MAP BOOK 27 PAGES 35** in the office of the Register of Deeds of McDowell County, North Carolina, to which reference is made for all purposes. Said recorded plats are fully incorporated herein by reference.

**TOGETHER WITH** all easements and rights of ways appurtenant thereto and all access easements described herein.

**THE ABOVE-DESCRIBED PROPERTIES BEING A PORTION OF THE PROPERTY** conveyed and described in that certain Deed from John C. Robbins *et al* to Wm. Frederick Moody *et al*, recorded in McDowell Deed Book 601 at Page 893, and described as Tract 3 in that certain Deed dated 29 December 1998 from Louise R. Moody, widow, to Wm. Frederick Moody *et al*, recorded in McDowell Deed Book 577 at Page 566, to which deeds reference is hereby made.

**IT IS ACKNOWLEDGED** that Grantee is purchasing all the stock of Bear Den Acres Development, Inc, which owns and operates all water utility equipment, including without limitation the water tank situated at the northeastern terminus of Bear Cub Drive as shown on the plat recorded in McDowell Plat Book 26 at Pages 98 & 99, and all roads as well as roadway and utility easements that serve Bear Den Acres Phase 1 and 2, and the Mountain View Cabins.

**GRANTORS**, for themselves, their heirs, assigns and successors, retain the right and easement to travel upon the road system through the property hereby conveyed and over the property in the Bear Dean Acres Subdivision and other sections shown on the various recorded plats of the Grantors for ingress, egress and regress, for utility services and for all purposes necessary for the full enjoyment of their retained properties, including without limitation those properties on the western side of the 70.754-acre tract and on the northeastern, eastern and southeastern sides of the 70.754-acre tract.

<u>Water Log</u>						
<u>Date</u>	<u>Site</u>	<u>Staff Name</u>	<u>Description</u>	<u>Hours</u>	<u>Parts</u>	<u>Parts Cost</u>
1-2-18	Bear Wallow	Mark + T. m	Find Leak at Blower	8		
1-16-18	Bear Wallow	Mark + T. m	Labor - Repair Leak	9		
2-19-18	Bear Wallow	Tom / Randy	Repair Leak at Blower	16	Blower	168.01
2-20-18	Bear Wallow	Tom / Randy	Repair Leak at Blower	4		
1-15-18	Main Pump Hse	Mark + Tom	Diagnose / install new Thermostat	4	Thermostat	21.29
10-22-18	Box in Water	Mark U.	Begin Rebuild	4		
10-25-18		Mark K	Acquire Bldg materials	2	Grassy Creek	\$80.55
10-27-18		Mark U	Revised	8		
10-30-18		Mark U / Skip		8	Insulation	\$42.81
11-13-18		Skip		4	Shingles etc	\$100.00
11-14-18				8	Grassy Creek	\$19.16
11-15-18		Skip	Tractor - Remove Debris	1.0	Tractor	
12-3-18	All Acres	Randy	Read Meters / Install Boxes	6.0	Insulation	\$38.32
3-19		Arnold C	Read Meters	6		
6-12		Arnold C		6		
9-11		Skip		4		
12-6-18	All Acres	Mark	Circuit Wiker Bldg	4	Postage	\$75.00
1/21/19	All Acres	Mark	Augur No Water / Repair	6		
2/22/19	All Acres	Mark	Put pipe N/C Util from Paper	5		
3/6/19	Acres	Randy	Read Meters	5	Cart	
3/24/19	Acres	Mark / Randy	Blow-offs - Phil	2		
4/1/19	Acres	Randy	Blow-offs - Phil	1		
4/9/19	Plot lot 2b	Randy	Dig up broken shaft	3	Cart	
4/17/19	Plot lot 2b	Mark / Skip	Replace Wiker Valve	3/15	Cart + Valve	\$50.00
6/10/19	Acres	Randy	Read Meters	5	Cart	
6/16-6/22	Acres	Mark	Create Bills (Not Paid)	6	Postage	\$24.75
7/31/19	Phil, 3B/33	Randy	Dig up Water leak	4	Cart	
8/1/19		Randy / Mark / Skip	4 Repair	12	Excavator	
8/2/19		Skip / Mark		6		
8/17/19	Acres	Mark	Blow off	1.0	Cart	
8/18/19	Acres	Mark	Blow off's	1.5		
8/22-26	Acres	Mark / Randy	Flushing Sps	3.0		
8/27/19	Acres	Mark / Skip	Tank Empty	3.0		
8/28-8/29	Acres	Mark + Randy	Flush Check for leaks	5.0		
8/30	Acres	Skip	Flush Check for leaks	2.0		
9/5	Acres	Randy	Flush Blowers	1.0		
9/4-9/5	Acres	Mark	Create Bills (Not Paid)	6.0	Postage	\$30.00
9/12/19	Acres - Foley	Skip	Repair Cost Leak	2.0	Excavator	
9/13/19	Acres - Foley	Skip / Mark		4.0	Excavator (2.0)	
9/13/19	Acres - No Water	found leak by <del>Mark</del> Skip		8.0	Excavator (4.0)	
9/14/19	Acres - Tom's	Mark	Turn on/off water	.5		
9/23/19	Acres	Randy	Blow off's	1.0		
9/26/19	Acres	Randy	" "	1.0		
9/29/19	Acres	Mark / Skip	" " Water equal	3.0		
9/30	Acres		like leaks - will be	1.0		
10/1/19	"	Skip / Randy	2nd Water check center	11.0	Excavator	

2018

37 hrs ✓

44 hrs ✓

11 Cart hrs @ \$10.00

25 hrs ✓

2019

+ 25.5

36.5 Cart hrs @ \$10.00

38 Excav. hrs @ \$25

Bill Customer \$75 ✓

75 Maint hrs @ \$25.00

NO COST to Custs.

Maint = 301 hr  
Excav. = \$35/hr

OFFICIAL COPY

APR 14 2022

Water Log						
Date	Site	Staff Name	Description	Hours	Parts	Parts Cost
10/5/19	Colbert @ Blue Trail	Mark + Skip	Found Leak on 4" Line	4.0	Excavator	
10/7/19	"	Mark + Skip	Fix 4" Liv. Leak (Blowoff)	5.0	Exc. + 1/2 tractor	Burtons \$607.35
10/24/19	Johnson Ph 1, 2	Mark + Skip	Repair Cust leak post meter	5 + 3.0	Excavator	
11/19/19	Keen Ph 1	Mark + Skip	Repair 2" Liv. Leak	8 + 4	Excavator	\$44.91
11/20/19	Ph 1, lot 3	Skip + Randy	Fix leak @ Ph 1, Lot 13	7 + 5	Excavator	
12/3/19	All	Randy	Read Meter / Insulate	6		3 Rolls Ins. \$55
12/9/19	All	Skip	Check / Audit Bills	6		postage \$55
3/18/20	All	Michael	Read Meters	5	Cart	
6/10/20	All	Michael	Read Meters	4.00	Cart	
9/15/20	All	Michael	Read Meters	4.00	Cart	
2/8/21	Skip Michael	Ph 2 Road	Repair Main Break	18	1 Dressing compressor	\$70
2/9/21	Mark Michael		Repair Main Break	12		
2/23/21	Ph 2, lot 4	Skip Michael	Repair Leak - Meter box	16	\$40	Mix
3/2/21	Ph 2, Lot 1	Skip Michael	Repair Leaking Meter	8		
6/14/21	Ph 2, lot 3	Skip Mike	Turn on Water	4		
<del>6/14/21</del>	<del>All</del>	<del>Skip Mike</del>	<del>Repair broken meter in Ph 2</del>			
9/18/21	All	Michael	Read meters	4	Cart	

Party/bo-  
35  
Ph 2, lot 3  
10/2-3

**PHILLIP PITTMAN****INVOICE**271 CREED PITTMAN RD  
SPRUCE PINE 28777

828-467-5522

SOLD TO:  
BEAR DEAN  
  
FOR ACRESINVOICE NUMBER 758  
INVOICE DATE aug 1 2018  
OUR ORDER NO.  
YOUR ORDER NO.SHIPPED TO:  
SameSALES REP PHILLIP PITTMAN  
SHIPPED VIA  
F.O.B.

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	M50412 MOTOR	1,160.16	\$1,160.16
1	PUMP 35GS50	749.00	749.00
1	PUMP WIRE	510.14	510.14
1	SPLICE KIT	13.52	13.52
1	LINE PROTECTOR	71.21	71.21
1	CONTACTOR	32.72	32.72
1	STARTER	109.00	106.00
1	NEW PIPE	321.00	321.00
1	TOURK ARESTER	105.50	105.50
1	RENTAL ON PUMP PULLER	500.00	500.00
1	LABOR 2 PEOPLE 8 HRS	1,730.00	1,730.00
	PAID		
		SUBTOTAL	5,299.25
		TAX	0.00
		FREIGHT	
			\$5,299.25
			PAY THIS AMOUNT

DIRECT ALL INQUIRIES TO:  
PHILLIP PITTMAN  
828-467-5522  
[PHILLIP.PITTMAN@COATS.COM](mailto:PHILLIP.PITTMAN@COATS.COM)MAKE ALL CHECKS PAYABLE TO:  
PHILLIP PITTMAN

THANK YOU FOR YOUR BUSINESS!

# PHILLIP PITTMAN

# INVOICE

271 CREED PITTMAN RD  
SPRUCE PINE 28777

828-467-5522

SOLD TO:  
BEAR DEAN ACRES

INVOICE NUMBER 644  
INVOICE DATE November 23, 2018  
OUR ORDER NO.  
YOUR ORDER NO.

SHIPPED TO:  
Same

SALES REP PHILLIP PITTMAN  
SHIPPED VIA  
F.O.B.



QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	CHEM PUMP - Chlorine  THIS WAS AT MY COST YOU SAVED \$334.30	LIST 1,189.95	\$855.65
		SUBTOTAL	855.65
		TAX	0.00
		FREIGHT	
			<b>\$855.65</b>

*pd  
chk #  
1059  
11/28/18*

DIRECT ALL INQUIRIES TO:  
PHILLIP PITTMAN  
828-467-5522  
[PHILLIP.PITTMAN@COATS.COM](mailto:PHILLIP.PITTMAN@COATS.COM)

MAKE ALL CHECKS PAYABLE TO:  
PHILLIP PITTMAN

PAY THIS AMOUNT

THANK YOU FOR YOUR BUSINESS!

OFFICIAL COPY

APR 14 2022

ACRES

# PHILLIP PITTMAN

# INVOICE

271 CREED PITTMAN RD  
SPRUCE PINE 28777

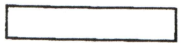
828-467-5522

SOLD TO:  
BEAR DEN ACRES

INVOICE NUMBER 7  
INVOICE DATE January 29, 2019  
OUR ORDER NO. 44  
YOUR ORDER NO. 44

SHIPPED TO:  
Same

SALES REP PHILLIP PITTMAN  
SHIPPED VIA HAND  
F.O.B. SPRUCE PINE



QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	FLOW METER FOR ACRES	400.00	\$400.00
		SUBTOTAL	400.00
		TAX	0.00
		FREIGHT	
			\$400.00

*2/6/19  
Pd Chk  
# 1061*

DIRECT ALL INQUIRIES TO:  
PHILLIP PITTMAN  
828-467-5522  
PHILLIP.PITTMAN@COATS.COM

MAKE ALL CHECKS PAYABLE TO:  
PHILLIP PITTMAN

PAY THIS  
AMOUNT

THANK YOU FOR YOUR BUSINESS!

OFFICIAL COPY

APR 14 2022

ACRES

# HILLIP PITTMAN

# INVOICE

271 CREED PITTMAN RD  
SPRUCE PINE 28777

828-467-5522

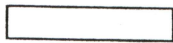
SOLD TO:  
ACRES

*System to blow-off primary well pump before filling tank.*

INVOICE NUMBER 889  
INVOICE DATE August 22, 2019  
OUR ORDER NO.  
YOUR ORDER NO.

SHIPPED TO:  
Same

SALES REP PHILLIP PITTMAN  
SHIPPED VIA  
F.O.B.



QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	2 in motrized ball valve	750.00	\$750.00
1	05 plc	100.00	100.00
1	power supply	78.50	78.50
1	24 volt relay with base	75.65	75.65
4	2 in male adp	12.50	12.50
1	2 in check valve	89.50	89.50
		SUBTOTAL	1,106.15
		TAX	0.00
		FREIGHT	
			\$1,106.15

*pd 8/22/19 # 1067*

300 AMOUNT

DIRECT ALL INQUIRIES TO:  
PHILLIP PITTMAN  
828-467-5522  
PHILLIP.PITTMAN@COATS.COM

MAKE ALL CHECKS PAYABLE TO:  
PHILLIP PITTMAN

THANK YOU FOR YOUR BUSINESS!

OFFICIAL COPY

APR 14 2022



Acres

OFFICIAL COPY

Apr 14 2022

# PHILLIP PITTMAN

# INVOICE

271 CREED PITTMAN RD  
SPRUCE PINE 28777

828-467-5522

SOLD TO:  
BEAR DEAN

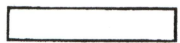
*New Caustic Pump  
Acres Well House  
10 MARK*

*(140 WTH)*

INVOICE NUMBER 222  
INVOICE DATE April 2, 2018  
OUR ORDER NO.  
YOUR ORDER NO.

SHIPPED TO:  
Same

SALES REP PHILLIP PITTMAN  
SHIPPED VIA  
F.O.B.



QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	<p>replacment pump for acres the pump you got last month whould not over come the pressure you paid 400.00 dollars for it hade to replace that pump with a stronger pump that was 150 lb rating this pump was 900.00 dollars</p> <p>I took the other one back wit me and tyler installed the bigger pump I took 400.00 dolleres off the smal pump this leaves a bill of 500.00 dollars</p>	500.00	500.00
		SUBTOTAL	500.00
		TAX	0.00
		FREIGHT	
			\$500.00
<p>DIRECT ALL INQUIRIES TO: PHILLIP PITTMAN 828-467-5522 PHILLIP.PITTMAN@COATS.COM</p>			<p>MAKE ALL CHECKS PAYABLE TO: PHILLIP PITTMAN</p>
			PAY THIS AMOUNT

*pd  
chk  
#1052*

THANK YOU FOR YOUR BUSINESS!





141 Highland Ave  
 Spruce Pine, NC 28777  
 828-765-4042

burlisonplumbing@gmail.com  
 burlisonplumbing.com

# Invoice

Date: 8/26/2019  
 Invoice #: 48452

Our Service Rates Have  
 Changed For More Info Go To  
 burlisonplumbing.com/  
 rate-change

### Bill To

Bear Den Campground  
 600 Bear Den Mtn. Rd.  
 Spruce Pine, NC 28777

### Ship To

600 Bear Den Mtn. Rd.  
 Spruce Pine, NC 28777

*Acres - parts for electronic bypass valve on pump 1*

OFFICIAL COPY

APR 14 2022

Picked Up By	P.O. Number	Project	Terms	Rep		
Phillip Pittman		BearDen Acres	Net 10th	SMG		
Qty	Item	Description	U/M	Serial/Date...	Price Each	Amount
4	TAPETEFM...	Blue Monster 70885 1/2' X 142' Blue Teflon Tape	EA		7.34	29.36T
3	PS8003020	2" Sch. 80 PVC Male Adapter	EA		8.38	25.14T
1	PS8028020	2 PVC Schedule 80 Union	EA		16.88	16.88T
4	PS80X020	2" X 20' SCH.80 PVC Plain End Pipe	FT		2.64	10.56T
1	30893	Oatey 30893 1-Pint "Rain-Or-Sh ne" Blue PVC Cement	EA		10.16	10.16T
1	55914	Rectorseal PR-1L 'JIM' 1 Pint Purple Primer	EA		8.09	8.09T

There will be a 1.5% Service Charge applied to all Past Due Invoices. LEGAL ACTION will be taken on all invoices that are 90 days past due!!

**Due Date**  
 10/25/2019

**Subtotal** \$100.19  
**Sales Tax (6.75%)** \$6.76

\*All Special Order Material Is Subject To A Minimum Restocking Fee Of 15%\*

\*Specified Items Are Non-Returnable\*

**Total** **\$106.95**

Signature: \_\_\_\_\_

**NEW Online Payment Available**  
**Call Us And Ask How**

# Burleson Plumbing & Heating

141 Highland Ave  
Spruce Pine, NC 28777  
828-765-4042

burlesonplumbing@gmail.com  
burlesonplumbing.com

*Acres - Primary Pump Removal*

How'd We Do? Go to our website to leave a review.

## Invoice

Date: 7/27/2018  
Invoice #: 28657

Bear Den Mountain Cabins  
600 Bear Den Mountain Road  
Spruce Pine, NC 28777

OFFICIAL COPY

APR 14 2022

Qty	Item	Description	Pull Pump U/M	Serial/Date Co...	Net 10th Price Each	TKG Amount
		7-26-2018				
3.25	EQUIPPUM...	Pump Truck Only Charge				
4	LABORLAN...	Anthony Kardulis Labor	HR		85.00	276.25T
4	LABORHEL...	John Clark Labor	HR		49.50	198.00T
3	LABORLJO...	Josh Roberts Labor	HR		25.00	100.00T
3	LABORHEL...	John Limongello Labor	HR		48.00	144.00T
		Removing Pump From Well	HR		25.00	75.00T

*Equipment 9/18 by Water Co.*

*[Handwritten signatures and initials]*

There will be a 1.5% Service Charge applied to all Past Due Invoices. LEGAL ACTION will be taken on all invoices that are 90 days past due!!

\*All Special Order Material Is Subject To A Minimum Restocking Fee Of 15%\*  
\*Specified Items Are Non-Returnable\*

**Due Date**  
9/25/2018

**Subtotal** \$793.25

**Sales Tax (6.75%)** \$53.55

**Total** **\$846.80**

Signature: \_\_\_\_\_

