

**FARRELL, FARRELL & GINSBACH  
LAWYERS**

441 NORTH RIVER STREET  
HOT SPRINGS, SOUTH DAKOTA 57747  
PHONE: 605.745.5161  
FAX: 605.745.3154

**WILLIAM R. HUSTEAD**

EMAIL: farrellginsbach@gwtc.net

**PATRICK M. GINSBACH, OF COUNSEL  
JANE M. FARRELL, OF COUNSEL  
MARTIN P. FARRELL (1940-1995)**

*Serving the Southern Hills for 70 years*

April 9, 2021

Sent Via Electronci Mail

Kristen N. Edwards  
Staff Attorney  
South Dakota Public Utilities Commission  
500 East Capitol Avenue  
Pierre, SD 57501  
Email: [kristen.edwards@state.sd.us](mailto:kristen.edwards@state.sd.us)

Re: Consumer Complaint against Historic Log Cabins, Inc.

Dear Ms. Edwards:

Please consider this Respondant's answer to the March 20 formal complaint that was filed in this matter.

The complainant alleges that she and other tenants are being charged for electricity tied into their meters that they do not know about. My clients deny that allegation in its entirety.

As previously submitted, there are 21 rental cabins on the property of Historic Log Cabins, Inc. 8 of those cabins are for long term rentals that are typically rented out on a six month leasehold. 7 of the 8 long term rental cabins are charged a flat rate per month that includes the electricity, water, garbage, cable, and internet fees. Those charges are bundled together and charged out at the rate of \$5.45 per day.

The remaining long term rental cabin, cabin #19, is the cabin currently rented out by the complainant. Cabin 19 is the largest cabin on the property at 841.5 square feet and its utility fees are calculated at a different rate due to that fact. In 2018, a private electric meter was installed on cabin 19 to track its electrical usage. Historic Log Cabins, Inc. reads the meter on a monthly basis. The monthly meter reading on Cabin 19 is multiplied by \$1.87. The figure of \$1.87 was calculated by figuring the square footage of cabin 19 along with cabin 19's electrical consumption. This method was in practice at the time my clients bought the property in 2018.

Respondent denies complainant's allegations and contends that the complaint should be dismissed with prejudice.

Respectfully submitted,

A handwritten signature in blue ink, reading "William R. Hustead". The signature is fluid and cursive, with a large initial "W" and a stylized "H".

William R. Hustead  
Lawyer for Historic Log Cabins, Inc.