

PINE MEADOW MUTUAL WATER COMPANY

BOARD OF TRUSTEES MEETING

THURSDAY, AUGUST 9, 2018

SUMMIT COUNTY, UTAH

Board Members in Attendance: Steve Anderson, Scott Smith, Duane Yamashiro, Tom LeCheminant – Board Members.

Ex-Officio: Trevor Townsend

Excused: Eric Cylvick; Duane Yamashiro

Guest: John Adams, Lot FM-D-136

Steve Anderson called the meeting to order at 6:32 p.m.

Approval of Minutes

MOTION: Tom LeCheminant moved to APPROVE the Minutes of July 12, 2018 as written. Scott Smith seconded the motion.

VOTE: The motion passed unanimously.

New Business

John Adams, Lot FM-D-136, 2440 S VALLEY VW CIR, apologized for violating the rules. He moved to the Ranch a year ago and admitted that he had not read all the rules and regulations for the Water Company. He planted small trees and watered them extensively, which is prohibited. Mr. Adams stated that once he was made aware of the violation he stopped using water from the water system. He now has a water tank on the back of his truck and has since discovered the challenge of finding water in the area to water his trees.

Mr. Adams had visited with Summit County Public Works and he tried to find a water source in Wanship. He thought he would be able to obtain water from Mountain Regional unless the Board had another suggestion. Mr. Adam stated that Mountain Regional would lease him a fire hydrant meter for a \$500 deposit, a \$125 maintenance fee, and \$60 per month plus \$13.00 per 1,000 gallons. It may not be a good deal but it was the only deal he could find. He was told that it was the wholesale rate and everyone else in his situation pays the same to water landscaping.

Mr. Adams stated that based on the number of new people moving he, he assumed there would be others who plant trees and landscaping without knowing that it is prohibited. He suggested that the Water Company be more proactive and emphasize on the front webpage that it is a restriction. Currently, the webpage states "please do not water", which leaves the impression that it is an option. He also suggested that they explain why outside watering is prohibited and provide sources where people can secure water for watering outside.

Trevor pointed out that the letter that the Water Company sent that Mr. Adams said he never saw was clear about the rules and regulations that were violated. The bottom of the letter gives information on how to contact the State for the procedure to collect rain water for outside watering. Mr. Adams thought it would be helpful to put the contents of the letter on the website. Mr. Anderson agreed. He thought the Water Company could easily place it on the front page of the website. Trevor stated that the information is on Facebook but the website is more official. They could put something on Facebook that steer people towards the webpage.

Trevor reported that he and Brody read the meters last week and identified the heavy users from last month. They will be visiting those properties to see who has outside landscaping. Once they compile a list, letters will be sent to the owners.

Mr. Anderson explained that per State regulation, if the Water Company does not limit water use to indoors, the system would have to meet State standards. The Water Company cannot afford the infrastructure to produce the amount of water required by State standards. Trevor stated that per State standards the Water Company would have to prove they could provide 400 gallons per day per household and 800 gallons per day per household at peak demand. He informed Mr. Adams that because the Water Company came up dry when drilling a number of wells and the sources are not high producing, they connected a line to Mountain Regional a few years ago so Mountain Regional can pump 300 gallons per minute if it ever becomes necessary. Mr. Smith pointed out that getting water from Mountain Regional is expensive and the current water rates would not support that kind of use on a regular basis.

Mr. Adams stated that he loves being on the Ranch and he loves the community. He understood why everyone wanted to protect it; and that was goal as well.

Mr. Smith asked if Mr. Adams had to pay a large fee for excess water use. Mr. Adams answered yes. Trevor noted that Mr. Adams was allotted 20,000 gallons per year as a base rate before the excess water rate starts.

Unpaid Bills

Trevor reviewed the unpaid bills. APCO Inc. was for someone to come up and work on the Telemetry. Ferguson Enterprise were parts for meter installs. KGC was Carol's services. Meter Works was to purchase meters. Pine Meadow Mutual Water Company was the escrow account for the loans. Revenue Recovery was the amount owed to the collection company on collected past due accounts. Select Health was the health insurance premium. Summit County Health Department was for monthly water samples. USA Blue Book was a credit for the transducer for the 200,000-gallon tank that was returned. Utah Broadband was internet for the shop. Trevor would contact Utah Broadband to see if the charges could be waived. Coalville Auto Parts were parts for the truck.

MOTION: Scott Smith made a motion to Approve the unpaid bills dated August 8, 2018. Tom LeCheminant seconded the motion.

VOTE: The motion passed unanimously.

Financials

The Board reviewed the Profit and Loss/Budget versus Actual.

Mr. Anderson thought they should do a better job of anticipating capital expenses for next year so they can be included in the budget. He used the new truck purchase as an example.

MOTION: Scott Smith moved to Approve the Profit and Loss/Budget versus Actual dated August 1, 2018. Tom LeCheminant seconded the motion.

VOTE: The motion passed unanimously.

The Board reviewed the balance sheet. Mr. Anderson questioned why Carol had taken out \$100,000 in depreciation. Mr. Trevor noted that Carol formalizes the depreciation each year. Mr. Anderson asked if the amount was higher than normal. Trevor was unsure. Mr. Anderson assumed that the total assets were down nearly \$500,000 because of the depreciation.

Trevor asked Carol to check on the depreciation and provide an explanation regarding Mr.

Anderson's question.

MOTION: Tom LeCheminant moved to APPROVE the Balance Sheet dated August 1, 2018. Scott Smith seconded the motion.

VOTE: The motion passed unanimously.

Manager's Report

Trevor reported that he and Brody had installed meters and would be installing a few more meters next week. People were marking their meters and they hoped to install a few more meters before winter. They will be taking a few more water samples this month, which they do yearly. Trevor noted that Brody was on vacation this week.

Trevor noted that the big tank was down to 6 gallons per minutes during the evening and nights. It is the best trend he has seen since he started with the Water Company. They were not taxing their sources like they did last summer.

Trevor reported that the hydrant by Bobcat was filled a couple of times. Another hydrant was filled on Forest Meadows. The hydrants barely affected the history trends.

Mr. LeCheminant was approached by someone from the Forest Fire District asking if he could obtain a map showing the fire hydrant locations. Trevor noted that he should have a map because Travis came up two years ago and mapped all the fire hydrants onto their computer system. It should still be available on their system. Mr. Smith suggested that they give Bryce that information as a favor. He commended the job they did putting out the fire. Mr. Anderson thought the Board should have the hydrant map available electronically amongst themselves. Trevor would call the engineer to see if he could obtain a digital copy.

The Board had a general discussion about the fire and a procedure to get off the Ranch in the event of a major fire or mandatory evacuation.

The Regular meeting of the Pine Meadow Mutual Water Company Board of Trustees adjourned at 7:03 p.m.

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Monthly Board Meeting
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Date