

PINE MEADOW MUTUAL WATER COMPANY

BOARD OF TRUSTEES MEETING

THURSDAY, MARCH 14, 2019

SUMMIT COUNTY, UTAH

Board Members in Attendance: Eric Cylvick, Tom LeCheminant – Board Members.
Scott Smith arrived later in the meeting.

Ex-Officio: Brody Blonquist

Excused: Duane Yamashiro; Steve Anderson

Mr. Cylvick noted that Duane Yamashiro was available via telephone to vote on motions.

Eric Cylvick called the meeting to order at 6:30 p.m.

Minutes

February 21, 2019

The Minutes were tabled to the next meeting. The Board did not have a quorum to vote because Eric Cylvick and Duane Yamashiro were absent on February 21st.

Unpaid Bills

Brody Blonquist reviewed the unpaid bills. APCO Inc. was the labor charge for Phil to do level transmitting at the 500,000-gallon tank. Clyde Snow Sessions and Swenson were legal expenses. Ferguson Enterprise were parts. ID Electric was the charge to reload the program when the Lower Tollgate Well went out due to a power outage. KGC Associates were Carol's services. Pine Meadow Mutual Water Company was the escrow for the two loans. Rocky Mountain Power was the monthly power bill. Select Health was the monthly health insurance premium. USA Bluebook was still showing a credit for the transducer. Utah Division of Finance were the two loans.

Financials

The Board reviewed the Profit and Loss/Budget versus Actual. Mr. Cylvick pointed out that they already had a water connection. Mr. LeCheminant anticipated a minimum of three more meter connections.

The Board reviewed the Balance sheet. There were no comments or questions.

Duane Yamashiro was contacted by phone for the following motion.

MOTION: Eric Cylvick made a motion to Approve the Unpaid Bills in the amount of \$36,566.94; the Profit and Loss/Budget versus Actual, and the Balance Sheet dated March 14, 2019. Duane Yamashiro seconded the motion.

VOTE: The motion passed unanimously.

Manager's Report

Brody had sent an email to the Board members outlining three main projects he wanted to focus on this summer. The XL Reporter and the meters at the wells needed to be done by January 1, 2020. Brody explained that meters are installed at all the wells and it downloads to an Excel spreadsheet to track hourly, daily, weekly, monthly, and yearly data on what the wells are doing. It is a new requirement required by the State. Brody stated that the XL Reporter generates all the data that needs to be reported to the State at the end of the year.

Brody stated that he needs to report how many gallons the well produces compared to what is served to the customers. He believed this could help the Water Company because too many water companies are pulling too many water shares by lying about how much water is pumped out of the ground. He believes it will be a benefit because the Water Company might be able to lease or rent its water shares to another water company. Mr. Cylvick explained that the Water Company maintains the water shares because they are used as collateral on the loan.

Brody noted that the next item was the GIS System. The GIS system marks every meter. He and Trevor would be doing the marking. Mr. Cylvick questioned the \$17,000 cost. Brody replied that it was the cost of purchasing the equipment. Mr. Cylvick asked if the \$17,000 included the software. Brody answered yes. He clarified that the \$17,700 includes incorporating all the information that Horrocks Engineering has into the GIS. Brody stated that he has been working with Dave Dillman at Horrocks Engineering for two years to get this going. Brody stated that the tremble unit was the most expensive item at \$5500. Mr. Cylvick asked about the other \$12,000. Brody stated that the GIS software was \$2500. The cost to reset the District's GIS online mapping portal was \$1500.

Brody explained the benefits of having the GIS system and how it would work. It would also be informative for whoever takes over in the future when he and Trevor are gone.

It is owned by the Water Company and updated by the Water Managers. Mr. Cylvick agreed that it needed to be done. He was only trying to figure out the cost breakdown. Mr. Cylvick assumed that Mr. Dillman would get the GIS points and convert the Auto Cad into a GIS map, and then overlay the points onto the map.

Brody stated that he had spoken with Cole at Gorgoza Mutual Water Company and Cole said he always regretted not buying the \$5500 tremble unit. Mr. Cylvick wanted to know how they find the meters without the handheld unit. Brody was unsure what they did initially, but Gorgoza eventually bought the tremble unit. He stated that when Gorgoza has a water leak, Cole uses the tremble unit to mark the location of the water leak and puts it on the GIS system. Over the course of several years they can go back and see which sections were continually repaired and should probably be replaced.

Brody noted that if they do the entire system at one time the cost would be \$140,000. Mr. Cylvick suggested that they could purchase portions of the system over a period of time.

The Board discussed the different meters available at different costs. Mr. Cylvick thought the Water Company could give the owners the option to not purchase the new meter, to buy the less expensive meter, or to buy the most expensive meter. Brody pointed out that the system will work off the cell towers. The cell service provider had done a survey on the coverage of everyone within the fire hydrant map he had provided. Five meters in the entire Ranch are outside of the fire hydrant map. The service provider could not declare in the study that they can cover everyone. Brody was told that the provider can cover 97% of the Ranch, not including the five meters outside of the fire hydrant map.

Mr. Cylvick stated that they would not pay the expense out of the general budget, and it would not affect the property owners who only pay the standby fee. Those who have meters will have the option to purchase different priced meters or not to purchase a meter. However, those who choose not to purchase the meter will suffer the consequences of possibly having a 24-hour leak in a large volume.

Brody stated that a starter pack comes with ten meters, four months free of the monthly charge. After four months the system is activated for \$5500. Brody noted that \$5500 covers the number of meters purchased from that point forward. Brody thought five of the ten meters in the starter pack should go to Board members and the other five would be installed randomly. Every few months they can change out the meters where they had problems or the cellular shuts down. The next month they could place them in areas where they expect deeper snow.

Mr. Cylvick summarized that there was money to cover the costs and everyone would be given the option in 2020 to install new meters at their own cost.

Mr. LeCheminant asked if there was a YouTube video about the meters that they could post the link on the website. Brody thought there would be. The company was Badger. Brody stated that they were coming out with end points sometime this year. Currently they are AT&T but they have now signed on with Verizon. The dual end points have not come out yet.

Mr. Cylvick commented on a leak on Aspen View past Mike Gonzales' place. Brody stated that they cannot reach the leak because of the tall snow bank in front of Mr. Gonzales' house.

Brody reported that Mountain Regional had to provide water a few times. They top off the tanks every two or three weeks to keep everything running. Mr. Cylvick asked if they needed Mountain Regional because of the leak or because they were using that much water. Brody replied that they were losing water. He has to pump the 200,000-gallon tank every night. Mr. Cylvick asked Brody if that was the only leak. Brody thought it was.

Mr. LeCheminant asked if the leak was repaired if they would be able to maintain the water. Brody answered yes. Mr. LeCheminant stated that if people continue to build large homes on the Ranch, he wanted to know if the Water Company would be able to provide enough water. Brody had received a call from Bruce Hutchinson and he wanted to use the Water Company as leverage by saying that the water company could not provide water to a house because it is too big. Brody informed Mr. Hutchinson that that the Water Company could not say that.

Mr. LeCheminant asked if the water shares are transferrable and whether they could be given away. He noted that someone was looking for a water share. Mr. Cylvick stated that the lot could be annexed into the water system. Mr. LeCheminant explained that an owner outside of the Ranch, Marty Seelos, accesses through Pine Meadow property and Mr. LeCheminant agreed to trade him access for an emergency fire exit. The problem is that Marty also goes through another private lot and that person wants a water share or \$10,000.

Mr. Cylvick stated that the water shares are non-transferrable. The property owner cannot purchase a water share but he could annex into the water system. Mr. Cylvick explained that there are water shares that are leased from Weber Basin; and water

shares that each shareholder in the Pine Meadow Mutual Water Company own. Those are two separate items. The assigned water share that each lot owns is a water share in the Company. The water shares that are leased annually from Weber Basin are completely separate water shares.

Mr. LeCheminant stated that he was trying to help Marty in order to get the emergency exit. Mr. LeCheminant explained that he owns the 46-acre parcel by Moss' and Marty's driveway cuts through that lot plus the neighbor's lot. The neighbor's lot is the issue because he wanted Marty to either pay \$10,000 or give him a water share. Mr. Cylvick stated that he would like to help Marty but the Water Company does not have the ability to just give a water share. However, he would be willing to help in any other way if there was something else the Water Company could do because Marty gave them land for the pump house and has helped out in other ways.

Brody presented a cross-connection ordinance that was being done by the State of Utah. It is an ordinance stating that the Water Company can enforce the cross-connection program. It has the standard reference to the rules and regulations.

MOTION: Eric Cylvick moved to Approve the cross-connection control ordinance. Scott Smith seconded the motion.

VOTE: The motion passed unanimously.

The Regular meeting of the Pine Meadow Mutual Water Company Board of Trustees adjourned at 7:30 p.m.

Minutes Approved

Date