

PINE MEADOW MUTUAL WATER COMPANY

BOARD OF TRUSTEES MEETING

THURSDAY, NOVEMBER 7, 2019

SUMMIT COUNTY, UTAH

Board Members in Attendance: Eric Cylvick, Duane Yamashiro, Tom LeCheminant – Board Members

Ex-Officio: Brody Blonquist, Trevor Townsend, Carol Steedman

Excused: Scott Smith, Steve Anderson

The Board held the Regular Monthly Meeting following the Annual Meeting.

Eric Cylvick called the meeting to order.

Minutes

August 8, September 19, and October 10, 2019

MOTION: Eric Cylvick moved to Approve the Minutes of August 8, 2019, September 19, 2019 and October 10, 2019. Tom LeCheminant seconded the motion.

VOTE: The motion passed unanimously.

Unpaid Bills

Brody Blonquist reviewed the unpaid bills. The first \$400.33 of the Delco Western bill was for a rebuild kit and labor for the chlorinator at Bobcat Springs. The remaining \$2,044.50 was to purchase a Seamans meter for the 500,000-gallon tank transferring to the 200,000-gallon tank. Ferguson Enterprise was for water leak repairs and meter installs. ID Electric was for two heaters in the pump houses. KGC Associates was Carol's invoice. Pine Meadow Mutual Water Company was the escrow for the two loans. Rocky Mountain Power was the monthly power bill. Select Health were the health insurance premiums. Summit County Public Health Department was for monthly water samples. USA Bluebook was still showing a credit on the transducer that was returned. The two invoices from Utah State Division of Finance were the loans. Verizon Wireless were the phones.

Brody noted that now that the new SCADA was hooked up to Verizon Wireless, the Water Company can cancel four of the Verizon accounts.

Mr. Cylvick stated that the \$1,856.75 showing part way down the page was the money going towards the \$300,000 escrow. The two loan payments were listed towards the bottom of the page.

MOTION: Eric Cylvick moved to pay the Unpaid Bills as presented dated November 7, 2019 in the amount of \$42,843.78. Duane Yamashiro seconded the motion.

VOTE: The motion passed unanimously.

Manager Report

Brody reported that he and Trevor would install another meter on next week on Lot 63. It was bypassed by the contractor when the line was redone. The owner recently purchased the lot and found that the line was not hooked up.

Brody reported on frozen lines that thawed and broke on several properties. He has been monitoring the lines due to the freeze and breaks.

Brody stated that a meter needs to be installed at the 500,000-gallon tank, but he was unsure whether that would be done this year. They may wait until next year to avoid disturbing anything.

Brody remarked that the new SCADA was up and running. SKN Inc. still needed to get the auto dialer working so it will call he and Trevor if something goes wrong.

Mr. Cylvick stated that the State changed the rules and extended the time frame. He noted that all the sources need to be metered and recorded. Brody noted that the report must come from the SCADA system; not from he or Trevor. He believed everything would be in place by January 1st. Mr. Cylvick stated that now they will know every source, how it fluctuates, and how it is doing at different times of the years.

Mr. Cylvick explained that 10 meters are cellular meters. Brody and Trevor can go around with a laptop and scan all the meters and download the information once a month. There is an app and the cellular meters transmit through the cellular system. Property owners will be able to pull up their individual meter at any time to track the usage. They can also set an alarm on their phone. If a 24-hour leak is detected it will alert the owner on the phone. Brody clarified that the meters are in a testing period so the app is currently not available. Mr. Cylvick noted that ten testing units were installed around the Ranch in strategic areas where some cell reception is good and some is

bad. He believed the real test would be through the snow season. Currently, all the meters were working well.

Someone wanted to know when the Board anticipated having the meters for all the homeowners. Mr. Cylvick replied that if the meters work through the snow, they will look at pursuing it for everyone. He noted that the cost to replace all the meters is \$130,000. That was part of the reason for increasing the rates.

Brody explained that the cellular meters transmit back to the Water Company Office or wherever he or Trevor might be. When the meters are set up to the hub, which is he or Trevor, it will alert them by text or email if a leak is detected. It will also send the property owner a text or email with the same alert. He stated that this new technology will help to reduce water loss due to leaks.

Bruce Hutchinson wanted to know how the homeowner can check his usage for the month. Brody stated that the owners can go onto the website and check the meter reading under their lot number.

Mr. Cylvick noted that SKN Inc. does not have financing options and the Water Company needs to determine whether they can afford the system.

Someone asked about the cost per lot or per meter. Brody recalled that it was around \$200. Mr. Cylvick remarked that the Board has discussed several options. The system worked well this summer but they need to see how it works through the winter. The problem is that if some property owners wanted the new meters and others wanted to stay with the current meters, Brody and Trevor would be reading meters two different ways. Brody reported that each meter costs \$140; and it is 15 cents per month per meter for the cellular data.

Bruce Hutchinson suggested that the Water Company could insist that the new meters be part of any new construction. Mr. Cylvick replied that they could if everyone else has those meters. However, if some choose to keep their old meters, it is difficult to require the new meters for new construction.

Mr. Cylvick clarified that the Water Company is still in a testing period and no decision has been made to actually use the trial system. Brody noted that a lot of information still needed to be gathered before they determine whether the system will work for the Water Company.

Someone asked for the cost of the conventional meter. Brody thought it was \$240. The

new meters are less expensive because of new technology. Brody pointed out that to replace every meter on the Ranch would be \$134,000; and \$5,000 of that amount is a setup fee for every connection. He explained that currently the Water Company was doing a trial run with ten meters at no cost. Once they delve into it, the cost would be approximately \$13,000 for setup fees and fixed overhead costs. Brody noted that currently everyone is on one billing system. If some have the new meters and others are on the old system, the billing would be different and require more time.

Mr. Cylvick stated that if the system works it would be great for the Water Company and for the Shareholders because everyone would have control of their own resources. If the Water Company can afford the system, he would like to do it. The issue is finding the money to pay for the system.

Someone wanted to know how many meters are currently on the water system. Trevor stated that 484 meters were on the system. Brody stated that approximately 50 meters have never been used. The meters were installed years ago and no one hooked up to them. If they deduct those 50 meters from the count, that would save a lot of money on the new system.

Mr. Cylvick outlined the positive benefits of the new system. It will give everyone peace of mind to be able to track their own usage; and it will alert the Water Company immediately when a leak occurs and where the leak is located.

Someone referred to the leak last year on Aspen Ridge where it turns to Aspen Circle. He thought the road at the right-hand turn will be hazardous this winter because it leans into a private driveway. Mr. Cylvick noted that three truckloads of fill was placed on that road. Trevor stated that Jody Robinson, the Ranch Manager, recently filled it in as well.

The Regular meeting of the Pine Meadow Mutual Water Company Board of Trustees adjourned at 7:55 p.m.

Minutes Approved

Date