

PINE MEADOW MUTUAL WATER COMPANY

BOARD OF TRUSTEES MEETING

THURSDAY, SEPTEMBER 10, 2020

SUMMIT COUNTY, UTAH

Board Members in Attendance: Eric Cylvick, Steve Anderson, Scott Smith, Bruce Hutchinson (participating via phone) – Board Members.

Ex-Officio: Brody Blonquist

Excused: Duane Yamashiro, Eric Cylvick, Shaun Baker

Guests: Paul & Michele Sutor, Lot PI-G-36

Eric Cylvick called the meeting to order 6:40 p.m.

Minutes

August 13, 2020

MOTION: Scott Smith moved to Approve the Minutes of August 13, 2020 as written. Bruce Hutchinson seconded the motion.

VOTE: The motion passed unanimously.

Unpaid Bills

Brody Blonquist reviewed the unpaid bills. Chem-Tech Ford were samples required for nitrates on the water system. Delco Western was finishing up the pump houses at Bobcat Springs and Oil Well. Ferguson Enterprises were parts for meter installs. Hydro Specialties Company was for the meters currently installed. KGC Associates was Carol's invoice, Pine Meadow Mutual Water Company was the required escrow for the loans. Rocky Mountain Power was the monthly power bill. Select Health was the health insurance premium. Utah Division of Finance were payments on the two loans. Verizon Wireless were the cellphones.

MOTION: Steve Anderson moved to pay the Unpaid Bills dated September 2020 as presented. Scott Smith seconded the motion.

VOTE: The motion passed unanimously.

Financials

The Board reviewed the profit and loss/ budget versus actual.

MOTION: Steve Anderson moved to APPROVE the Profit and Loss/Budget versus Actual dated September 9, 2020. Scott Smith seconded the motion.

VOTE: The motion passed unanimously.

The Board reviewed the balance sheet.

MOTION: Steve Anderson moved to APPROVE the Balance Sheet dated September 9, 2020 as presented. Scott Smith seconded the motion.

VOTE: The motion passed unanimously.

Bruce Hutchinson commented on the 100 new meters the Board voted to install at the last meeting. He thought it was unclear from their discussion whether all the owners would be required to pay the 89 cents per month, or whether it was optional. Brody verified that everyone would be required to pay because the 89 cents per customer per month still allows the Water Company to access every account. The account is tied to the customer and the charge will be passed on to the customer.

Mr. Anderson assumed the charge would not be passed on to the property owners who do not have a water meter on the lot or a cellular meter. Brody replied that he was correct. However, over the next two years everyone should have the current meter changed over to the cellular meter. Mr. Hutchinson verified that standby lots would not be affected because they do not have meters. Brody answered yes. Brody noted that they will not be installing cellular meters on lots that have a meter, but no one has been to the property for many years and the water has not been used.

Bruce Hutchinson disconnected from the meeting.

Manager Report

Brody reported that the water system was working well, and water was still flowing.

The wind had caused roof damage on the shop building and Carol filed an insurance

claim on the building. The deductible is \$1,000. They will ask Jody Robinson to talk to the HOA to see if they will split the cost of the deductible since the HOA and the Water Company share the shop.

Brody was waiting on a bid to repair the roof. He explained that they now do a tuck and roll seamless method rather than using nails. He asked the roofer to separate the estimate into two bids, one for the east side and west side of the roof. Brody thought they could potentially do the east side this year working with the insurance company, and then do the west side next year to avoid the same problem in another heavy windstorm.

Brody reported that the cellular meters were on order and should arrive in the next week or two. He thought they would probably do Forest Meadow first because they ordered 100 meters and there are approximately 90 to 95 meters in Forest Meadow area. If they only do 80 meters on the Forest Meadow side, the other 20 would be installed on Tollgate and Uintah View.

Mr. Anderson noted that his neighbor had a leak. Brody stated that the owner could not find his meter and they found it for him and shut it off. The leak was on the property owner's side, not the Water Company side. Brody stated that he was starting to question whether it is leak and he would continue to monitor it.

Paul Suitor, PI-G-36, asked if the Water Company could no longer get water at Bobcat. Brody replied that they cannot get drinking water from Bobcat Springs. Mr. Suitor asked if that could be resolved. He is the Area 6 Rep and last weekend he heard from an owner who is livid about the water, and he would be fine if he could fill up a jug at Bobcat. Brody explained that they suspected that a million gallons of water was disappearing from Bobcat Springs, Brody explained that they let Bobcat go for a year and put meters on everything. The Water Company said no more because water can run through a meter as easily as someone can get it from Bobcat Springs. In addition, people who did not live on the Ranch would stop at Bobcat Springs and fill up jugs. Brody clarified that it was the main reason why they stopped using Bobcat Springs. Another reason is that the State of Utah will not allow the Water Company to let anyone fill from a source that is not protected. Water needs to go through the water system first, be chlorinated. They do not have a connection at Bobcat Springs that would allow for that process. Brody emphasized that people should not drink the water that runs out of Bobcat Springs.

Mr. Suitor asked if there is anywhere an owner could fill a jug. Brody replied that there is a hydrant outside of the shop, but the owner needs to purchase the water so the

owner needs to contact he or Trevor to schedule an appointment because they keep it locked.

Elections

Brody noted that Steve Anderson and Scott Smith were up for re-election. Mr. Smith and Mr. Anderson were running for another term.

The Regular meeting of the Pine Meadow Mutual Water Company Board of Trustees adjourned at 7:00 p.m.

Minutes Approved

Date