

PINE MEADOW MUTUAL WATER COMPANY

BOARD OF TRUSTEES MEETING

THURSDAY, OCTOBER 14, 2021

SUMMIT COUNTY, UTAH

Board Members in Attendance: Eric Cylvick, Scott Smith, George Sears – Board Members.
Steve Anderson participated by phone.

Ex-Officio: Brody Blonquist

Excused: Shaun Baker, Duane Yamashiro

Eric Cylvick called the meeting to order 7:50 p.m.

A property owner stated that the water line on his property comes off of Artist Point and goes over someone else's property to the meter; however, there is no easement on file. He asked if he should wait until after the switch to Mountain Regional is complete or whether he should worry about it now. He noted that currently the other lot is vacant, and it has not been a problem but the HOA Board recently approved building plans for that lot. The water line is buried along the property edge of that property and another property. When purchased his property there was an existing water line that was very shallow. It is a $\frac{3}{4}$ " line that was installed in 1992.

Brody explained what he believed occurred with the water line and that it was a handshake deal. The property owner stated that it did not show up on any title searches when he purchased the home. It was not part of any easement data. They discovered it after they closed on the property when someone walked him down the road to show him the T and said it was the first of the two shutoffs.

Mr. Cylvick stated that if the easement has been there for 40+ years it should be a prescriptive easement. The property owner noted that the road has been there for 50 years, and the line was buried in the road. The owner was also worried about construction over that line because it is not marked.

Mr. Sears stated that he personally would not wait for Mountain Regional. The owner explained that he already has a cabin on his lot. His concern is that the Water Company technically owns the line to his property and the meter is on his property. If anything happens when his neighbor builds on their lot, it will have a negative affect on the Water Company.

Mr. Cylvick asked if the question is whether the property owner should do something about his water line. The owner replied that it is an easement question. He understood that it is the Water Company's water line that runs through private property but there is no easement. Mr. Cylvick clarified that the service line runs through another person's property. Brody stated that many years ago the Water Company allowed the meter to be installed by the cabin. The Bylaws state that the Water Company is responsible from the main line up to the meter. It would be a different situation if the meter was down by the road.

Minutes

September 9, 2021

MOTION: Eric Cylvick moved to Approve the Minutes of September 9, 2021, as written. Scott Smith seconded the motion.

VOTE: The motion passed unanimously.

Unpaid Bills

Brody reviewed the unpaid bills. The invoice from Badger Meter was the monthly cellular fee. Clyde, Snow, Swenson, Session were legal fees. Ferguson Enterprise were parts for new meter installs. KGC Associates was Carol's invoice. Mountainland Supply were parts for new meter installs. Pine Meadow Mutual Water Company was the last payment to escrow. Rocky Mountain Power was the monthly bill. Select Health was the health insurance premium for Brody. TAK Technology was access for the website. The Utah Division of Finance were the loan payments. Verizon Wireless was for the cellphones.

MOTION: Eric Cylvick moved to pay the Unpaid Bills dated October 13, 2021, in the amount of \$43,461.96. Scott Smith seconded the motion.

VOTE: The motion passed unanimously.

Mr. Cylvick noted that the Board needed to nominate another Board member as Treasurer to replace Steve Anderson and to have the ability to sign checks.

MOTION: Eric Cylvick nominated Scott Smith to be the Treasurer of Pine Meadows Mutual Water Company. Steve Anderson seconded the motion.

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VOTE: The motion passed unanimously.

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

Minutes Approved

Date