

Approved  
June 9, 2022  
as written

PINE MEADOW MUTUAL WATER COMPANY

BOARD OF TRUSTEES MEETING

THURSDAY, MAY 12, 2022

SUMMIT COUNTY, UTAH

Board Members in Attendance: Shaun Baker, Steve Anderson via phone; George Sears – Board Members.

Ex-Officio: Brody Blonquist

Excused: Eric Cylvick; Scott Smith

Guest: Eric Leonard, Lot PI-E-13

Brody Blonquist called the meeting to order at 6:40 p.m.

### **Minutes**

The Minutes of April 14, 2022 were tabled to the next meeting since the Board did not have a quorum to approve the Minutes.

### **Unpaid Bills**

Brody reviewed the unpaid bills. Badger Meter was the cellular meter service. KGC Associates was Carol's invoice. Leavitt Group was the truck insurance. Mountainland Supply was showing a \$4.53 credit. Rocky Mountain Power was the power bill. Summit County Public Health Department was water sample testing. Utah State Division of Finance were the two loan payments. Verizon Wireless were the cell phones.

MOTION: George Sears moved to pay the Unpaid Bills dated May 12, 2022. Shaun Baker seconded the motion.

VOTE: The motion passed unanimously.

### **Financials**

The Board reviewed the Profit and Loss/Budget versus Actual. Brody pointed out that they had collected 88.2% of the assessments.

Steve Anderson asked for the number of new builds. Brody replied that a lot of people paid for their water connection last year and were planning to build this year. The Water Company had issued four or five water letters so far this year. Mr. Sears anticipated that another four would be coming and possibly more.

MOTION: George Sears moved to Approve the Profit and Loss, Budget versus Actual dated May 12, 2022. Shaun Baker seconded the motion.

VOTE: The motion passed unanimously.

The Board reviewed the Balance Sheet.

MOTION: George Sears moved to Approve the Balance Sheet and Previous Year Comparison as of May 12, 2022. Shaun Baker seconded the motion.

VOTE: The motion passed unanimously.

#### **Lot FM-A-8-2AM**

Brody reported that Lot FM-A-8-2AM was originally a very small lot; however, it was combined with other lots to create an 8.37-acre lot. Brody stated that the Water Company can only provide water from the top section of Forest Meadow Road to Junction Court. He noted that Carol has made it very clear that the property owner is responsible for running the water line to the house. Brody stated that depending on where they put the house and where he assumed they would put the house, the line would be at least 1200 feet. He noted that some properties on the Ranch have longer lines.

Mr. Sears asked about the electrical lines. Brody replied that the electrical lines can be brought in a lot closer than the water line. Brody clarified that the property owner is very aware of the situation and their responsibility. In addition to Carol communicating with the owners, he has had email and phone conversations with the owner.

Brody noted that the Water Company cannot deny the owner water because the Forest Meadow property is part of the Ranch. He reiterated that the original Lot FM-A-8 was part of the Ranch and the owner added to it to make a larger lot. Brody emphasized that the owner is responsible for the water line down to their cabin, which could be at least 1200 feet of water line. George Sears asked if Forest Meadow comes any closer to the cabin at any other point. Brody answered no.

Mr. Anderson asked if the owner was bringing in property outside of Forest Meadow to enlarge Lot FM-A-8. Brody answered yes. Brody explained that Dan Heath originally owned Lot FM-A-8 and another Non-HOA lot, and the two lots were combined to create a large lot. Mr. Anderson asked if Pine Meadow Water is obligated to provide water to property outside the Ranch if they connect to the water system. Brody replied that the Water Company has never been obligated, and it has always been up to the Board on a case-by-case basis. Mr. Anderson noted that the owner created a large piece of property and Pine Meadow has a finite supply of water. He asked if the larger lot would require more water usage than the original Lot FM-A-8. Brody answered no because there is still no outside watering, it is only a 1" connection, and there can only be a single connection for that lot.

Mr. Sears suggested that Brody ask the owner to make sure the plat maps are set up to show that the whole lot is part of the HOA. It all needs to be part of the HOA in order for the Water Company to provide water. Brody believed it was already recorded as a plat change at Summit County and would show as part of the HOA. Mr. Sears offered to follow up with Carol to make sure. Mr. Anderson agreed that was worth checking into.

Mr. Anderson stated that the Board previously talked about having standards for individual water lines, whereby the owner would need to meet a certain standard for the 1200 feet. He asked if those standards were ever pursued. Brody remarked that once the water line is on their side of the meter, the property owner is responsible for it. Mr. Anderson clarified that the Water Company did not have any standards at this point. Brody replied that he was correct. However, there are standards on the Water Company's side of the meter.

Brody clarified that this was for information only to bring the Board up to speed on this issue.

#### **PI-D-100 and PI-D-101**

Brody reported that the property owner, Alec Puc, was requesting a refund for the water infrastructure. They paid two water meter fees and later found out that Summit County had issues with their driveway. Brody had sent the Board an email explaining the situation. The Board had discussed and voted via email to deny the refund request. Brody asked the Board to ratify the motion in the Minutes. He noted that Scott Smith and Eric Cylvick had indicated their vote against a refund via email.

MOTION: George Sears moved to deny the refund request for the paid water infrastructure fees on Lot PI-D-100 and PI-D-101. Shaun Baker seconded the motion.

VOTE: The motion passed unanimously.

George Sears stated that he was part of the Water Company when they first established that property owners needed to buy into the system, and he thought it would be helpful if people could see the history of how fees increase every year and that it has been part of the strategy that was put in place from the very beginning. Mr. Sears stated that people need to understand the value they have now, because otherwise it would cost a lot more.

Mr. Anderson understood that the water letter is transferrable to the next property owner if the property is sold. Therefore, it is an asset to the current property owner. Brody noted that Ted Barnes, the Water Company attorney, had also sent an email advising that the Board not issue a refund. They are a public utility and once fees are paid and documented with Summit County there is no way to get out of it.

Mr. Anderson pointed out that the Water Company should set aside a meter for these lots now, because if the meters increase in price over the years, the Water Company will have to make up the difference if they wait until the owner is ready for a water meter. Brody thought a future discussion for the Board is how to recoup any lost money as things move forward. He thought Mr. Anderson made a good point and he would start an email thread with the Board to make sure everything is documented.

**Steve Anderson disconnected from the meeting.**

**Eric Leonard, Lot PI-E-13**

Brody noted that this property was discussed with Mr. Leonard prior to the meeting, but there was nothing that needed to be restated on the record and included in the Minutes. The Water Company was putting together a cost analysis for a contractor, a fire hydrant, install, etc.

### **Manager's Report**

Brody reported that the pump was replaced at switchback. They were disinfecting the tank so it can be cleaned before putting it back into service.

Brody reported that the pump for the chlorinator went down. Fortunately, a pump was available, and it will be replaced next week.

Brody stated that they decided to move ahead with the meter station with Mountain Regional going over to Stagecoach. He met with Mountain Regional, and they are very comfortable with it and will pay half. Dave Dillman will prepare a drawing in a format that can go to the contractors for bid.

Brody stated that the Board will be getting an email from him in the next week asking for authorization to purchase two pumps. He will email the Board as soon as he knows the total cost. The lead time on electronics has become an issue. There are two pumps in stock, and he would like to purchase them while they are still available.

Mr. Sears asked for an update on Mountain Regional's evaluation of the water system. Brody stated that everything is still in motion, and he has been in constant contact with Mountain Regional. He understood that the evaluation is scheduled to be completed sometime in July.

The Regular meeting of the Pine Meadow Mutual Water Company Board of Trustees adjourned at 7:04 p.m.

*Scott Smith*

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Minutes Approved

June 9, 2022

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Date