

PINE MEADOW MUTUAL WATER COMPANY

BOARD OF TRUSTEES MEETING

THURSDAY, JUNE 9, 2022

SUMMIT COUNTY, UTAH

Board Members in Attendance: Shaun Baker, Scott Smith via phone; George Sears – Board Members.

Ex-Officio: Brody Blonquist

Excused: Eric Cylvick; Steve Anderson

Meeting was called to order at 6:34 p.m.

Minutes

April 14, 2022

MOTION: George Sears moved to approve the Minutes of April 14, 2022 as written. Shaun Baker seconded the motion.

VOTE: The motion passed unanimously.

May 12, 2022

MOTION: George Sears moved to approve the Minutes of May 12, 2022, as written. Shaun Baker seconded the motion.

VOTE: The motion passed unanimously.

Unpaid Bills

Brody reviewed the unpaid bills. Badger Meter was the cellular meter service. Clyde Snow and Session were legal fees. Delco Western was for a pump motor at Switchback. Hydro Specialties Company were the 1" meters for new installs and the two 6" meters purchased for the Mountain Regional meter station. KGC Associates was Carol's invoice. Mountainland Supply were parts for the new installs. Pine Meadow Mutual Water Company was the Mountain Regional Water fund.

Brody explained that since they already met their obligation to fund the escrow for the loan, that money is now being paid into the Mountain Regional Fund. Rocky Mountain Power was the monthly power bill. Summit County Public Health Department were water samples, Summit Ops, LLC was for a load 3" minus for a road that needed to be repaired. Utah State Division of Finance were the two loan payments.

MOTION: Shaun Baker moved to pay the Unpaid Bills dated June 9, 2022. George Sears 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 91.6% of the assessments.

Mr. Sears thought the \$350,000 for Mountain Regional annexation would go back into the budget. Brody replied that some of that money would be spent to complete the engineering evaluation. Some of the funds would also be spent on the Mountain Regional meter station.

MOTION: George Sears moved to Approve the Profit and Loss, Budget versus Actual dated June 9, 2022. Shaun Baker seconded the motion.

VOTE: The motion passed unanimously.

The Board reviewed the Balance Sheet.

MOTION: Shaun Baker moved to Approve the Balance Sheet and Previous Year Comparison as of June 9, 2022. George Sears seconded the motion.

VOTE: The motion passed unanimously.

Scott Smith disconnected from the meeting.

Manager's Report

Brody commented on the main water line going down Forgotten Lane. He had sent the Board members an email with a map showing the gap in the service line. Brody had started to obtain

pricing and he believed it needed to be addressed this year. Mr. Sears stated that if it needs to be done, they should do it all at one time. Once Brody has firm numbers, he will send them to the Board.

Brody reported that after the last Board meeting, he and Trevor found a large leak on Arapaho and Forest Meadow, which they were able to repair. Brody remarked that currently the Water Company was able to get along without having to pump from Mountain Regional.

Brody reported on a small leak in a PRV vault on top of Arapaho. When they shut down the PRV to fix it, it sent a pressure spike and where it was leaking exploded. Brody stated that they were close by when it exploded, and they were able to shut it off so they did not lose a lot of water. It was a 12" line but they were able to repair it. Brody pointed out that Pine Meadow was able to get through Memorial Day weekend without needing water from Mountain Regional. The leak was fixed on May 18th and since that time they have not asked Mountain Regional for water. Brody estimated that they were losing approximately 10 gallons per minute before they found the leak.

Brody had contacted Mountain Regional to let them know that he and Trevor fixed a water leak in May and Pine Meadow had not had to ask for water. He emphasized that there was still no doubt in the future that Pine Meadow will either end up buying water from Mountain Regional or annexing into Mountain Regional. Brody stated that if Pine Meadow can get through June, July, and August without purchasing water from Mountain Regional, they should be able to stand on their own in September, October, and November.

Brody stated that there was a conversation with Mountain Regional about Pine Meadow not buying water from Mountain Regional but still serving Stagecoach with water. Brody told Mountain Regional that the Water Company would like to start banking the water again, which was the original agreement. He stated that eventually Pine Meadow will need water from Mountain Regional and they will trade for the amount they have banked. He had not yet heard back from Mountain Regional on his request to bank water.

Brody updated the Board on the situation with the Donati property. He sent an email yesterday with two options, but Mr. Donati had not responded. Brody stated that these were the only workable options. Brody noted that in a previous email from Mr. Donati, he expressed his feelings that it was not fair that he should have to dig the line to his house because of the current location of the meter. Brody explained that Pine Meadow is a utility company and utility companies do not go onto private property. George Sears wanted to know who installed the original water meter. Brody replied that it was installed in the 1970s. Mr. Sears pointed out that it was during the time of the Special Service District. Brody remarked that when they ran the water line, they put the meter

right next to the house, which is not allowed now. He noted that they could move the meter back down to Artist Point and place it where it should be, but it would not resolve the dispute of going across someone else's land. Brody stated that if Mr. Donati chooses to go that route, he would need to resolve the issue with the other owner. If Mr. Donati chooses the Forgotten Lane route, he will be responsible for trenching from the meter to his cabin.

Brody reported that a customer, Paul Frye, ;lot FM-D-153, on Deep Forest had a frozen line this winter. He is either selling his cabin or it has already sold. Mr. Frye asked if the Water Company would dig up his service line and insulate it so it will not freeze again. Brody contacted other water companies, including Mountain Regional and Kamas City, to see what they do in that type of situation. He was told they do not dig it up because it is so expensive. The other companies thaw the line and leave a trickle running. If the line still freezes two or three years in a row, they contact the owner in January to let them know they need to leave a trickle running.

Mr. Baker asked if frozen lines were a bigger problem this year because of the early frost. Brody answered yes. This year they had three or four lines freeze that had never frozen before. He noted that it changes year to year depending on the amount of snow and when it snows. Brody did not believe it was a big enough issue to insulate the lines. Mr. Sears stated that if the line is buried 6' deep, they have met the basic criteria established by the State. Brody pointed out that the Bylaws state that there may come a time when the Water Company will not provide water through the winter.

Brody will let the Board know when he has a price for extending the service line at Forgotten Lane.

Brody stated that the construction season had started and he and Trevor will be installing new meters next week.

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

Pine Meadow Water Company
Monthly Board Meeting
June 9, 2022
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Date