

Approved  
June 12, 2025  
as written



PINE MEADOW MUTUAL WATER COMPANY  
BOARD OF TRUSTEES MEETING

THURSDAY, May 8, 2025  
SUMMIT COUNTY, UTAH

Board Members in Attendance: Eric Cylvick, Steve Anderson, Scott Smith, George Sears.

Excused: Shaun Baker

Ex-Officio: Brody Blonquist

Mr. Cylvick called the meeting of the Pine Meadow Mutual Water Company to order at 6:36 P.M.

**Minutes**

**MOTION:** Eric Cylvick moved to approve the regular Minutes of April 10, 2025, as written.

**Second:** Steve Anderson seconded the motion.

**Vote:** The motion passed unanimously.

**Financial Overview**

**Unpaid Bills**

Brody Blonquist reviewed outstanding usual and customary invoices, including:

- **Badger Meter:** (monthly fee for the meters)
- **KGC Associates, Inc.:** (Carol's monthly invoice)
- **Pine Meadow Mutual Water Co:** (two transfers, one to the capital account, one to the water purchase account)
- **Rocky Mountain Power** (monthly power bill)
- **Summit County Health** (two water samples)
- **Utah State Division of Finance:** (two DDW loan payments)

**MOTION:** Eric Cylvick moved to approve to pay the bills of \$35,208.71 as presented.

**Second:** Scott Smith seconded the motion.

**Vote:** The motion passed unanimously.

**MOTION:** Steve Anderson reviewed the **Profit & Loss Budget vs. Actual** report dated May 7, 2025. After a brief discussion, he motioned for its approval.

**Second:** Eric Cylvick seconded the motion.

**Vote:** The motion passed unanimously.

### **Collections and Interest Income**

Mr. Cylvick stated the Income vs Budget was 85%. Brody noted that they achieved approximately 97% by the end of last year. Mr. Cylvick highlighted \$32,282 in interest income and proposed to apply earned interest toward loan principal.

### **Reserve Study**

Mr. Cylvick and Mr. Sears discussed the value of conducting a capital reserve analysis, despite the \$8,000 total cost over five years. They acknowledged it wasn't legally required but would help prevent unanticipated expenses. Brody emphasized ongoing replacements as needed: pumps, PRVs, booster stations, telemetry systems, and water lines.

### **Pipe Material and Long-Term Maintenance**

Brody noted most of the ranch uses C900 pipe, which is now regaining popularity. The Board discussed future replacement needs over the next 10–15 years. Mr. Cylvick recommended creating an internal schedule for replacements (e.g., pumps every 5 years, PRVs every 15). Brody offered to compile such a list. Mr. Cylvick emphasized that the water company's primary capital needs relate to maintenance within the infrastructure.

### **Fire Hydrant Requests**

The Board discussed ongoing homeowner requests for fire hydrants. Brody clarified that Pine Meadow Mutual Water will not install hydrants upon request. A specific homeowner wanted a hydrant 250 feet from others, which was denied. The Fire Department requires that a fire hydrant be within 500 feet from the front of the house or they must put in a fire suppression system. Mr. Sears referenced the same homeowner downsized their house due to fire suppression system costs.

### **Fire Department Response Capabilities**

Mr. Anderson questioned if the fire department would respond to remote mountain properties. Mr. Cylvick and Brody confirmed they would respond when accessible, noting past discussions about equipment storage and estimated response times:

- **Summer:** ~12–14 minutes from Wanship
  - **Winter:** ~45 minutes
- They mentioned previous equipment availability from the fire department and limited usage of stored units.

**MOTION:** Eric Cylvick reviewed the **Balance Sheet** report dated May 7, 2025. After a brief discussion, he motioned for its approval.

**Second:** Scott Smith seconded the motion.

**Vote:** The motion passed unanimously.

### **Manager's Report**

#### **Equipment Purchase Approval**

Brody reported a planned **\$540** purchase of a 58-60 gallon transfer fuel tank from Amazon to reduce vehicle load compared to the current 110-gallon tank.

#### **Water Leak Repair and Construction Season Prep**

Brody confirmed plans to complete repairs for a November water leak at Tollgate by adding fill near a driveway. Brody also stated that they were gearing up for construction season, with routine maintenance planned around PRVs.

Mr. Cylvick adjourned the Pine Meadow Mutual Water Company meeting at 7:17 PM.

Approved by

A handwritten signature in black ink, appearing to be 'J. Cylvick', written over a horizontal line.

Date

A handwritten date '6/12/15' in black ink, written over a horizontal line.