

Approved
April 9, 2026
as written



PINE MEADOW MUTUAL WATER COMPANY

BOARD OF TRUSTEES MEETING

THURSDAY, March 12, 2026

SUMMIT COUNTY, UTAH

Board Members in Attendance: Eric Cylvick, Steve Anderson, Shaun Baker, Scott Smith.

Ex-Officio: Brody Blonquist, Trevor Townsend, Water System Managers

Excused: George Sears

Guests: Bowen Collins and Associates, Chris Mr. DeKorver, P.G.

Mr. Cylvick called the meeting of the Pine Meadow Mutual Water Company to order at 6:30 PM. He confirmed attendance for a quorum and introduced guest Chris Mr. DeKorver of Bowen Collins and Associates.

Brody Blonquist noted that Scott Smith arrived before the review of the February minutes.

Minutes

Mr. Cylvick asked whether anyone had read the minutes dated Thursday, February 12, 2026. Mr. Anderson directed the board to page six and requested a word search for "concluded." The minutes contained a statement attributed to Mr. Anderson indicating he concluded that the company had accidentally sealed off shallow ditch water rather than a reliable formation source. Mr. Anderson disputed the attribution, asserting the statement had been made by Brody Blonquist.

Brody acknowledged the error and directed the secretary, Carol Steedman, to amend the minutes to reassign the statement from Mr. Anderson to Mr. Blonquist. Brody confirmed this was the sole required correction.

MOTION: Eric Cylvick moved to approve the regular Minutes of February 12, 2026, as corrected.

SECOND: The motion was seconded by Scott Smith.

VOTE: The motion was approved unanimously.

Financial Report

The board reviewed the Profit & Loss statement. Mr. Anderson inquired about the Switchback utility line item, which showed 100% over budget. Brody identified Switchback as the booster pump station located at the corner of Pine Meadow Drive. The remaining line items were reviewed without additional questions.

MOTION: Steve Anderson moved to approve the Profit & Loss Budget vs Actual financial statement as of March 12th, 2026.

SECOND: The motion was seconded by Eric Cylvick.

VOTE: The motion was approved unanimously.

Balance Sheet Review

MOTION: Steve Anderson moved to approve the balance sheet and prior year comparison as of March 12th, 2026.

SECOND: The motion was seconded by Shaun Baker.

VOTE: The motion was approved unanimously.

Unpaid Bills

Brody Blonquist presented the unpaid bills for board review and described each line item as follows:

- Badger Meter — Monthly meter service fees
- Eric Cylvick — Per diem
- KGC Associates — Carol's administrative/secretarial services
- Mountain Land Supply — Restocking of supplies following the recent water leak repair
- Pine Meadow Mutual Capital Account — Scheduled capital contribution
- Pine Meadow Mutual Water Company Account — Scheduled contribution
- Rocky Mountain Power — Electrical power
- Scott Smith — Per diem
- Shaun Baker — Per diem
- SKM Inc. — Initial billing for new panel work for the SCADA system (work initiated by Brody)
- Steve Anderson — Per diem
- Summit County Public Health Department — Water quality samples (January)
- Summit Ops — Load of dirt for the recent water leak repair
- Trevor Townsend — \$320.00 (flagged for adjustment; see note below)
- Utah State Division of Finance — Two line items

Trevor Townsend explained that the \$320.00 associated with his name reflected an administrative mix-up between his phone reimbursement and mileage payments. He reported that Carol had been issuing mileage payments through direct deposit, of which \$250.00 represented mileage, with the remainder being a phone reimbursement. He estimated he had received \$1750 in excess mileage payments and indicated the full amount would be reconciled

with Carol. Brody confirmed the \$320.00 would be removed from the current bill while Trevor and Carol worked to resolve the balance.

Mr. Cylvick calculated the revised total after removing the \$320.00 as \$38,098.40 and confirmed the board's approval.

MOTION: Steve Anderson moved to approve the unpaid bills as of March 12, 2026, for **\$38,098.40**.

SECOND: The motion was seconded by Eric Cylvick.

VOTE: The motion was approved unanimously.

HYDROGEOLOGIST PRESENTATION — CHRIS DeKORVER, BOWEN COLLINS AND ASSOCIATES

Mr. Cylvick introduced Chris Mr. DeKorver, a hydrogeologist with Bowen Collins and Associates, and expressed appreciation for his making the trip to the meeting.

Mr. DeKorver confirmed he had been a hydrogeologist for a significant number of years and that his discussion with Brody and Scott Smith had established the context. He understood that PMW is seeking to site a new well due to declining production and other issues with existing wells.

Geophysical Survey Methods: Willowstick Technologies vs. Rockfish

Mr. DeKorver described two primary surface geophysics companies used for groundwater well siting and explained the characteristics of each:

Willowstick Technologies Technology —Mr. DeKorver noted Willowstick Technologies is considerably less costly, citing a comparable project in Grantsville where the quote was approximately **\$20,000**. Their instrumentation can detect certain geophysical anomalies and fractures. However, their results are less detailed with respect to fault mapping and resolution at very great depths. Willowstick Technologies' methodology requires the driller to target the exact location specified to the company's satisfaction; deviation from the cited spot invalidates their results per their own disclaimer, though Mr. DeKorver acknowledged no well is drilled perfectly straight.

Rockfish —Mr. DeKorver characterized Rockfish as significantly more expensive, citing the same Grantsville comparison at approximately **\$80,000**. Rockfish can map faults and formation layers in greater detail and can reliably detect features at depths of 3,000 to 5,000 feet. Their equipment requires a standoff distance of approximately 300 to 500 feet from power lines (both aerial and buried), as proximity to power can distort return readings. Mr. DeKorver noted Rockfish had been used for the new Tiger Woods / Mayflower development above Heber, where multiple promising well locations were identified.

Mr. DeKorver recounted a comparative study in Grantsville, Utah, where he deployed both Willowstick Technologies and Rockfish on the same three sites, each 15–20 acres. Results aligned on one site but were directly contradictory on the other two sites. He noted the comparison was not fully resolved as no wells had yet been drilled. He also referenced prior use of Willowstick Technologies in Cedar City, where multiple cited locations were drilled and none produced water; he attributed this partially to the mixed bedrock/alluvial formation type in that area.

A discussion of water dowsing arose briefly. Mr. DeKorver described a recent case in Stockton, Utah, where a client chose to drill at the location recommended by a dowser rather than the Willowstick Technologies site. The dowser location did not produce water. Mr. DeKorver noted he could himself locate existing water lines using witching, but did not find dowsing credible for new well siting. Brody confirmed PMW had explored dowsing previously and did not intend to pursue it again.

Geological Overview of the PMW Service Area

Mr. DeKorver presented geological cross-section maps of the Tollgate Canyon and surrounding area, explaining the regional structure. Key findings and discussions included:

Formation Dip and Structure: The formations in the PMW area dip steeply — approximately 60 degrees from horizontal, and in some cases even greater — making it difficult to intersect specific productive formations without precise targeting. The area lies on the upward arm of a syncline (a large bowl-shaped geological structure), with formations dipping toward the deeper center.

Key Formations:

- **Kelvin Formation**
- **Preuss Sandstone**
- **Oyster Ridge Sandstone Member of the Frontier Formation**
- **Parleys Member of the Kelvin Formation**
- **Kelvin Formation (Kk)** — Upper sandstone, siltstone, and conglomerate; the formation in which the Ritchie well is situated and a primary target of interest.
- **Preuss Sandstone** — Deeper, thicker, and likely more productive; estimated at 2,000+ feet below the interstate, placing it largely out of reach given current infrastructure constraints.
- **Oyster Sandstone (Oyster Ridge Formation)** — Thinner sandstone layer, closer to existing infrastructure; historically targeted by PMW. Mr. DeKorver located it on the geological map as a darker green band. He noted it is sandstone and likely contains water, but is thin and may be challenging to intersect.
- **Parley's Member** — Identified in cross-section maps, located above the Preuss Sandstone.

The Ritchie Well: Mr. DeKorver reported speaking with the Ritchie well driller the prior day. Based on the driller's description, the hole encountered highly fractured rock on entry — a strong positive indicator. The Ritchie well is situated in the Kelvin Formation at approximately

1,000 feet in depth and is recorded as a high producer. The board referenced attempts to acquire use of this well: PMW had cleaned out and offered access to the Red Hawk development, but the developer had completed his landscaping before a decision was made, closing the option.

Amoco Oil Wells: Mr. DeKorver identified at least two Amoco oil wells in the area that provide useful stratigraphic data, though they were drilled for petroleum, not water, and do not assess water-bearing characteristics. They do help correlate subsurface layers.

Fault Structure: Mr. DeKorver confirmed the presence of a major fault crossing the PMW area. He noted that the Promontory development well across the canyon, which reportedly produced approximately 500 gallons per minute, is on the opposite side of this fault. Mr. Anderson suggested the fault may act as a partial dam for groundwater flow. Mr. DeKorver affirmed that faults can both store and redirect groundwater, but that the exact behavior in this area is unknown. He noted that an additional unmapped fault may exist in the canyon that geophysical methods could potentially identify.

Salt Box and Contact Wells: Mr. Cylvick noted PMW had previously drilled Salt Box and Contact wells, advancing through approximately 1,000 feet of gray mud and clay (shale). Mr. DeKorver confirmed this material is shale, which can hold some water but will not yield it unless fractured, and may produce poor-quality water if it does.

Discussion of Potential Well Sites

The board identified four areas of PMW-owned property as candidate sites. Mr. DeKorver reviewed and discussed each on a Google Maps display:

Site 1 — Lower Tollgate Canyon (near the freeway/dumpster area): Identified by Mr. DeKorver as the most geologically promising location due to proximity to the Preuss Sandstone, which is closer to the surface at the bottom of the canyon. The board owns approximately 3 acres here, with a point of diversion already established due to the historical claim on a nearby well (the Grabowski property well). Brody noted infrastructure from this site would require converting the existing lower Tollgate well house to a booster station and running a line up to the system. A concern was raised by Brody regarding road salt contamination: Mountain Regional and Gorgoza Park water companies have reportedly experienced increasing sodium/chloride levels in wells near Interstate 80. Mr. DeKorver confirmed this is a known issue in similar canyon corridors, citing Emigration Canyon, where TDS has increased by approximately 20 parts per million per year over 40 years — a cumulative increase of 200–300 ppm. He noted treatment via reverse osmosis (RO) is possible but costly, and requires a means of brine disposal. Mr. Anderson clarified that the board is not necessarily targeting the area directly adjacent to the freeway, but rather farther up the canyon near the dumpsters, where salt risk would be lower.

Site 2 — Moss's Cabin Area (two ponds on property, Tollgate Canyon road): An HOA-owned lot adjacent to Moss's two ponds, extending up to Red Hawk. Board members referenced a driveway cut across this property by a former owner who had intended to gate

the bottom of the canyon. The driveway is notably steep and hazardous. The board confirmed the HOA owns this property.

Site 3 — Old Airfield / Upper Runway Area: Referenced as another PMW/HOA-owned option above the current water system. Board members discussed the formation coverage in this area, with Mr. DeKorver noting formations here will be deeper and harder to access.

Site 4 — Existing Lower Tollgate Well Site: Mr. Anderson proposed exploring whether the existing Tollgate well could be deepened to reach the sandstone formation. Mr. DeKorver assessed this as requiring significantly greater depth than the well currently achieves, given the steep formation dip. Trevor Townsend noted the existing Tollgate well is technically a 500-foot test hole.

Total combined PMW-owned acreage across the four sites was noted at approximately 100 acres.

Water Quantity Requirements and Success Probability

Brody Blonquist clarified that PMW's target well yield is approximately 100 to 200 gallons per minute — far less than the 2,000–3,000 gallons per minute typically sought by municipalities. Mr. DeKorver confirmed that for clients of PMW's scale, a yield of 100 gallons per minute would represent a meaningful success. He noted he tries to be conservative in projections, framing expectations at 200 gallons per minute so that a result of 50 gallons per minute is contextualized accordingly.

Mr. DeKorver estimated the overall probability of hitting a productive zone — using proper siting methods — at approximately 50/50. He noted that most existing wells in the PMW area are shallow (200–300 feet) and were drilled for residential use, stopping as soon as 5–6 gallons per minute were encountered. He observed PMW would likely need to drill 1,000 to 2,000 feet to reach formations of any productive substance.

Test Holes vs. Production Wells

The board discussed test holes as a preliminary step before committing to a full production well. Brody described a test hole as a smaller-diameter bore (approximately 6–8 inches) that can be drilled faster and without full state approval requirements. He estimated test hole costs at approximately \$150,000 to \$200,000, compared to substantially more for a production well. Mr. DeKorver affirmed that test holes are a legitimate and cost-effective preliminary exploration method. Trevor noted the existing Tollgate well is effectively a 500-foot test hole. Brody confirmed a prior test hole on another site was cemented and sealed by state requirement, precluding re-entry, though the casing remains in place.

Proposed Next Steps and Engagement with Bowen Collins

The board and Mr. DeKorver discussed the appropriate sequence of engagement. Mr. DeKorver recommended he pre-evaluate the proposed sites first — using geological maps and his expertise to assess feasibility before any geophysical company is deployed — rather than interpreting geophysical results after the fact. Mr. Cylvick asked Mr. DeKorver to provide a proposal identifying:

- An estimate of hours and cost to review the four proposed PMW property sites
- An assessment of geological favorability at each location
- A recommendation of whether Willowstick Technologies, Rockfish, or both are appropriate, given the power line constraints at each site
- Whether any non-PMW-owned properties within or adjacent to the system warrant non-invasive geophysical investigation (subject to landowner permission), with a view to potential easements

Mr. DeKorver noted that Rockfish may be better suited for the lower canyon site if power lines are sufficiently distant, given its ability to map structures at 3,000–5,000 feet. Willowstick Technologies may be more practical in areas with prevalent power lines.

Brody Blonquist confirmed he would forward parcel information and property boundaries to Mr. DeKorver. Mr. DeKorver indicated he would email a proposal to Brody, who would distribute it to the full board. Brody expressed a goal of having Willowstick Technologies on-site within the next couple of weeks, contingent on Mr. DeKorver's assessment. The board thanked Mr. DeKorver for his presentation and time. Mr. DeKorver also provided Bowen Collins and Associates business cards and shared homemade bread (from his Bigfoot Bakery side venture) with the board.

MANAGER'S REPORT

Water Leak Repair — Tollgate Canyon

Brody Blonquist reported the successful repair of a significant water leak in Tollgate Canyon. He described spending approximately 24 hours locating the leak, which had been discharging at approximately 30 gallons per minute into a roadside ditch beneath ice, making it difficult to locate visually. The cause was identified as a blown gasket in a bell joint. Brody attributed the failure to a combination of large rocks beneath the pipe, placing the joint in a stressed position, and possible ground shifting from a recent earthquake. Workers Xander and Porter assisted in removing oversized rocks from the excavation during the repair.

Mr. Cylvick confirmed he assisted with the repair for a full day, acknowledging the physical demands. The repair was completed successfully. Mr. Cylvick noted the failed pipe segment had been retained as a specimen.

System Status

Body reported the system is currently delivering 24 gallons per minute into the system — unchanged from the prior meeting. A secondary unresolved leak of approximately 5 to 6 gallons per minute remains to be located and repaired. This will be a focus of summer maintenance work.

Willow Stick and Rockfish Proposal Status

Brody Blonquist reiterated his intent to have Willowstick Technologies conduct a site survey within the next couple of weeks, pending Mr. DeKorver's geological assessment and proposal.

Regarding Rockfish, Brody reported he had contacted the company multiple times (three to four calls, voicemails) and received no callback. Rockfish is based in Oklahoma, and Brody speculated the company may not prioritize Utah inquiries. Mr. Cylvick noted that if Rockfish were made aware of Willowstick's quote, competitive pricing negotiations might be possible — potentially bringing Rockfish's price from approximately \$80,000 closer to \$25,000.

SUMMER MAINTENANCE WORKER — XANDER BLONQUIST

Brody Blonquist proposed hiring his son, Xander Blonquist (age 19), for seasonal maintenance work from approximately April 2026 through October 1, 2026.

The proposed scope included:

- Ongoing system maintenance (PRV maintenance, fire hydrant maintenance, valve maintenance)
- Meter changeouts (Xander's slender frame is better suited for confined meter vaults)
- Locating the ongoing 5–6-gallon-per-minute system leak
- Confined space (vault/hole) support — providing a second person above ground per safety protocol
- Investigative field work in support of hydrogeological efforts

Brody noted Xander has three summers of experience with Mountain Regional Water Company (2022–2025), in addition to working directly for Brody in 2021. Mr. Cylvick confirmed he had observed Xander's work on the recent Tollgate Canyon leak repair and affirmed his competence. Mr. Anderson raised a safety concern, which Brody addressed by describing Xander's water utility work background. Mr. Cylvick acknowledged he had informally indicated the hire was supported, but confirmed formal board approval was required. Proposed rate: \$25.00 per hour.

MOTION: Eric Cylvick moved to approve hiring Xander Blonquist for summer maintenance work at \$25.00 per hour, from approximately April 2026 through October 1, 2026.

SECOND: The motion was seconded by Scott Smith

VOTE: The motion was unanimously approved.

PI-D-23 CHRIS BELL WATER LETTER

Mr. Cylvick briefed the board on an ongoing legal matter involving a former lot owner identified as Chris Bell. He summarized the situation and PMW's legal position as follows:

Background: Chris Bell had previously received a water service connection letter from PMW associated with a specific lot. He subsequently sold the lot. The water letter, being appurtenant to the property (i.e., an asset attached to and transferred with the land), was conveyed to the new owner at the time of sale through the title company.

Claim: Chris Bell is seeking a refund of approximately \$11,000.00 from PMW related to the water connection letter. His attorney sent a demand letter to PMW. Mr. Cylvick noted the

attorney who sent the letter was a former intern at Clyde Snow & Sessions (PMW's law firm) who did not receive a permanent position there, and that PMW's attorney, Ted Barnes, is personally acquainted with him.

PMW's Legal Position:

- Chris Bell sold the lot and, with it, all appurtenant rights, including the water letter. He no longer has standing to make a claim against PMW.
- If Chris Bell is owed any refund, the obligation rests with the new lot owner — not PMW.
- Board minutes from 2021 or 2022 establish a no-refunds policy on water letters, which Mr. Cylvick indicated strengthens PMW's defense.
- Under the type of contract at issue, attorney's fees are generally not recoverable by the prevailing party, reducing the financial incentive for litigation.

Mr. Anderson confirmed the board's shared understanding that the water letter is a property asset and cannot be separately reclaimed by a former owner after a lot sale. Mr. Cylvick stated PMW's attorney would contact Bell's attorney and seek dismissal of the matter. No formal vote was required; the matter remains with legal counsel.

The Pine Meadow Mutual Water Company's regular board meeting adjourned at 7:47 PM.

Approved by _____

Date _____

Handwritten signature and date. The signature is a stylized cursive mark. The date is written as 4/9/26.