

MINUTES of a regular Board meeting held in the ASS'NS office on the 18th Jan: 1965 at 8 o/c p.m. Present were ABB. Weeks, Pres: H. Isgar V.P. S. Sorenson, Ned Sullivan, A.V. Stratton, and the Sec: R.A. Boulton.

The Sec: read the minutes of the previous meeting, and the correspondence, and on the motion of H. Isgar sec: by S. Sorenson they were adopted as read unanimously.

The <sup>Sec</sup> wanted instructions on the matter of the non-payment of the account that was out standing in the name of Dale Jolley; S. Sorenson suggested that he contact a Mr Erwin Davenport who resides in St George, and request payment.

The Sec: also reported that the meter # 3228452 which was originally installed on the service to Mr Ross Savage when he lived in the house that was subsequently demolished by the State Roads people to allow the new freeway through, could not now be located. The Sec also wanted to know if he was authorized to claim any arrears of tap rent on a service that was being rented; from the owner of that service; in the unanimous opinion of the Board, he did have that authority.

The question of mileage expense incurred by the President was discussed, and the Pres: was requested to calculate what was a reasonable figure and to submit it to the Sec: for reimbursement.

The Sec: then read the Balance sheet and the Financial report for 1964 also the proposed budget for 1965, and on the motion of H. Isgar sec: by S. Sorenson all were adopted as read and the motion was carried unanimously.

The matter of the reserve was discussed and it was the opinion of S. Sorenson, and with which opinion the assembly concurred, that the Sec: be instructed to make inquiries as to opening an account with the St George Savings & Loan ASS'n, where the monies invested, would be more readily available than they were at the present time with the Bank of St George under the system of their Time Certified Deposit, and that the money so invested would attract  $4 \frac{3}{4} \%$  interest as against  $3 \frac{1}{2} \%$  at the present time with the Bank if deposited for a period of 6 months or  $4 \%$  if invested for a period of 12 months, and if the Sec: found that the Savings and Loan Ass'n would accept a Corporations deposit; to make the transfer of the funds as they became available from time to time.

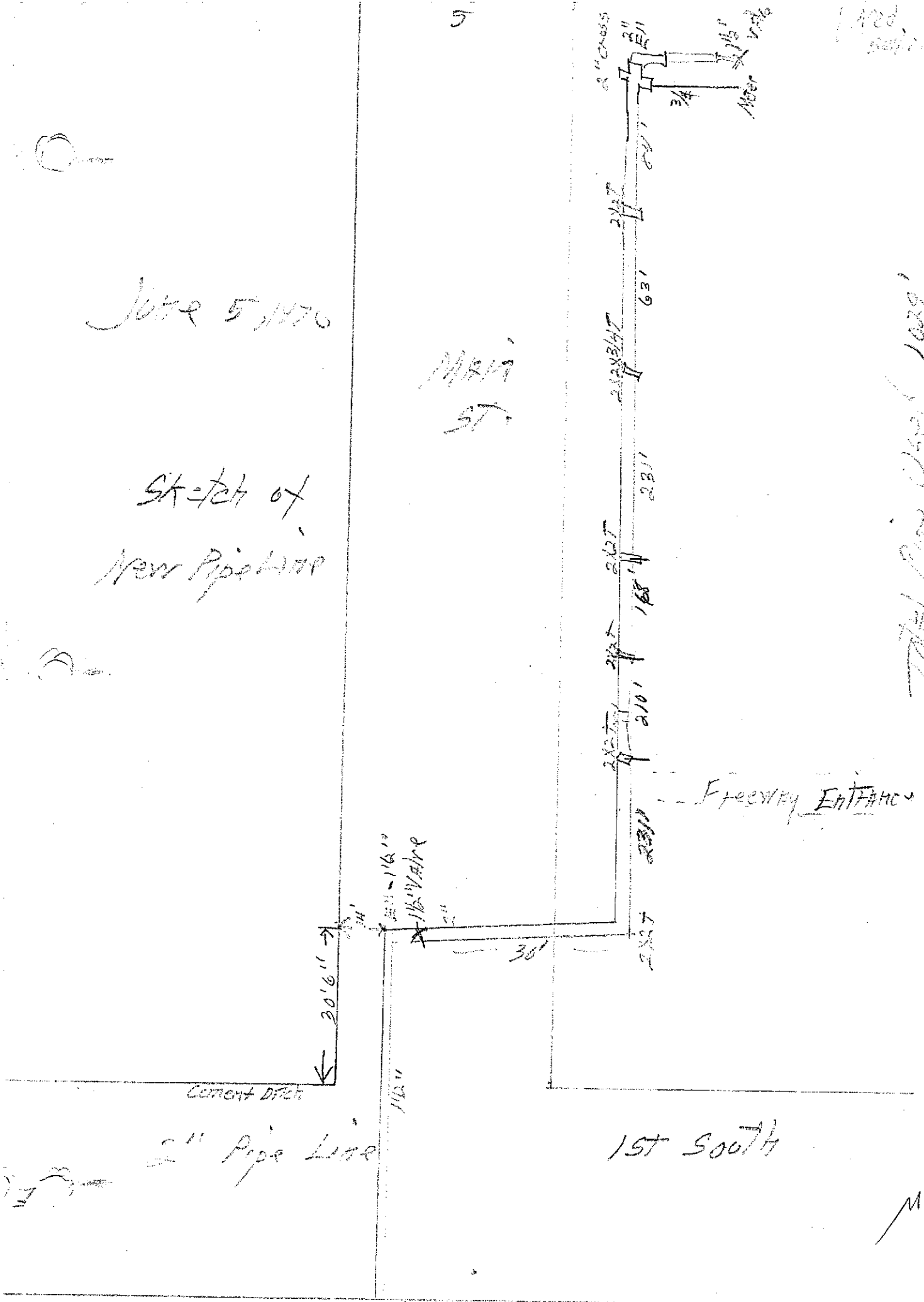
On the motion of S. Sorenson sec: by Ned Sullivan the meeting closed at 9.05 p.m.

R.A. Boulton Sec:

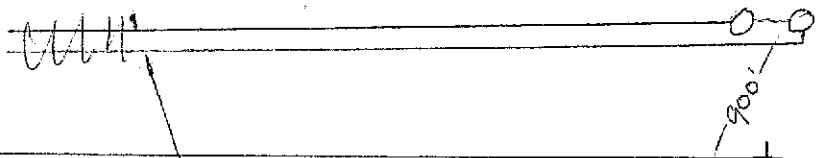
June 5, 1970

Sketch of  
New Pipeline

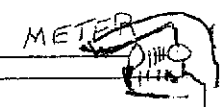
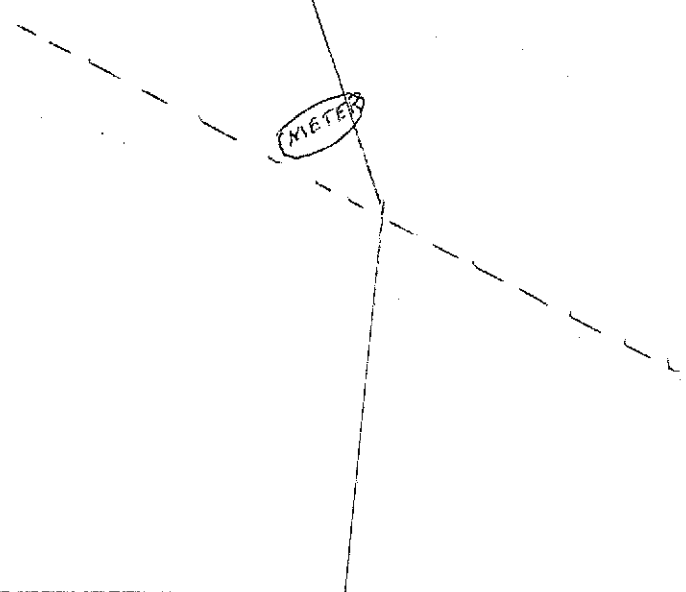
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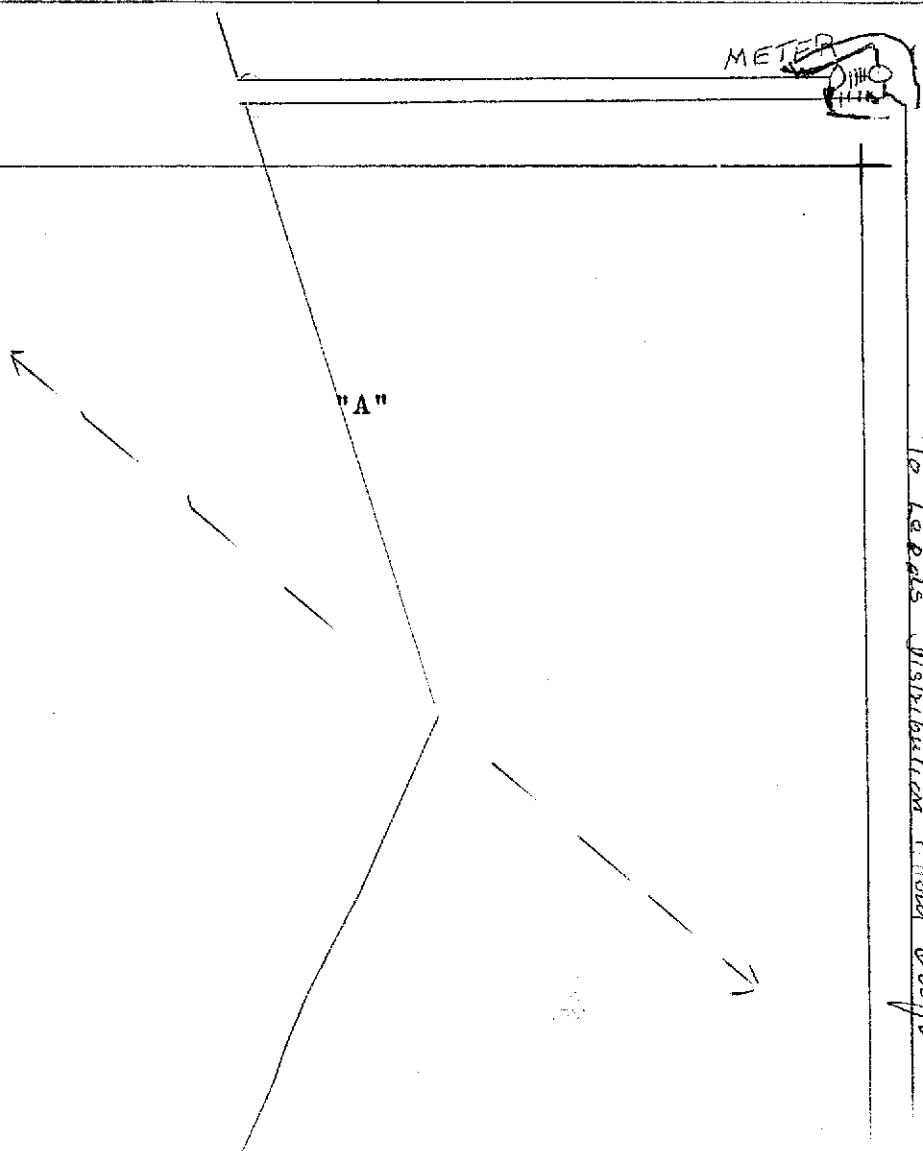


Westec's proposition



L.D.W.A 's  
Proposition

this method would  
take extra pipe, but  
may be able to sell  
the pipe marked "A"



To leads Distribution about 600 ft

MINUTES of the annual meeting of the Leeds Domestic Waterusers Ass'n held in the Leeds Recreation Hall on the 1st Feb: 1965 at 8 o/c/ p.m.

Present were A.B.Weeks Pres: H.Isgar V.Pres: R.Savage, D.Stirling R.A.Boulton, Sec: Ned Sullivan, W.Hafen, G.Beal. A.V.Stratton, W.Lakner, H.Leigh, & J.Howell ( the latter two representing Western Equities Inc) in all 11 shareholders.

The President called the meeting to order at 8.5.p.m. and asked the Sec to read the minutes of the previous meeting, and the financial statements, and the correspondence.

On the motion of S.Sorenson seconded by W.Hafen the minutes and correspondence were adopted as read. After having read the financial statements, the Sec: asked if there were any questions as there were none the Pres: asked for a motion for their adoption, and on the motion of H.Leigh seconded by S.Sorenson they were adopted by ~~unanimity~~ *unanimity*.

The Sec then asked if the meeting would rather consider the matter of the tank site at Silver Reef, which was in question or carry on with the election of officers, and it was the unanimous decision of the members to consider the matter of the tank site; after considerable discussion weighing the several alternatives to the solution of the question, it was unanimously decided to adjourn the discussions until further details had been explored and that J.Howell and the Pres: of the Ass'n should get together on the question and report at the next Board meeting. The Sec: then called for nominations for the election of Board members for 1965, the question of there being a quorum present was raised by S.Sorenson, and the Sec: assured the assembly that the By-Laws in Art: V Sec: 4 allowed the members present at an annual meeting "shall constitute a quorum for the conduct of business". Nominations resulted in the nomination of the following members:- A.B.Weeks, L.N.Carter, J.Howell, R.Savage, G.Beal, S.Sorenson, Ned Sullivan, W.Lakner, A.V.Stratton, and C.Stirling, and on the motion of R. Boulton, seconded by A.Weeks the nominations were declared closed. Voting by secret ballot then proceeded, and the results were:- A.B.Weeks 9 S.Sorenson, 9 R.Savage, 7, Ned Sullivan, 7, J.Howell, 6, G.Beal, 6, W.Lakner, 5, C.Stirling, 3, L.N.Carter, 2, and A.V.Stratton, 1, as there was a tie between J.Howell and G.Beal, a vote was taken to break the tie and it resulted in J. Howell, 6. and G.Beal, 5, Therefore the members with the highest No of votes were declared elected. These members then proceeded to elect among themselves a Pres: and a V.Pres: with the result that A.B.Weeks was elected Pres: and J.Howell was elected V.Pres: on the *motion*

MINUTES (continued)

of S. Sorenson seconded by A. B. Weeks, R. A. Boulton was appointed as Secretary-Treasurer.

The meeting closed at 9 5. p.m. on the motion of R. A. Boulton seconded by A. B. Weeks.

*R. A. Boulton*

R. A. Boulton Sec- Treas:

MINUTES of a regular Board Meeting of the Leeds Domestic Waterusers Ass'n held in the Ass'ns office at 8 o/c p.m. on the 17th of Feb: 1965, all members being present. The President asked the Sec: to read the minutes of the previous meeting which he did, and on the motion of A. Weeks 2nd by R. Savage they were adopted as read, the Sec: explained that the auditor still had the books and the correspondence could not be dealt with.

The assembly discussed the matter of delinquent payers and the Sec: reported that L. Bowers was regularly reducing their arrears at \$5.00 per month and that the balance due to date was only \$11.24. In the matter of Mr Stauffer the arrears amounted to more than that allowed by the By-Laws; but the Sec: had spoken to Mr Stauffer who had explained to him that due to sickness they had used all their assets, but that he had prospects of employment and would reduce the arrears as soon as he possibly could, the Sec: when asked, said that Mr Stauffer had been a good payer when he was financially able, the members decided to give him extra time. The Sec: also reported that Mr Workman, who was occupying a trailer house on Mr O. Nelson's lot, and was using water through their meter, was paying  $\frac{1}{2}$  Min: for the service, this was satisfactory to the Board. The matter of the transportation of water was discussed due to the non-payment of charges for water used by Messrs Jolley and Davenport in the amount of \$ 11.75. being for two months at \$5.00 (plus penalties for non-payment \$1.75) from the service of Mr L. McMullin. it was finally unanimously resolved that the responsibility for allowing the transportation of water rested with the water meter user ( Stockholder) and that they should be notified of their responsibility and their liability in the terms of the Ass'ns By-Laws Article VII; Sec:2. The Sec: was so instructed.

The President requested that the wages paid to men employed by the Ass'n be raised from \$1.25 per hour to \$1.50 per hour and after some discussion this was agreed to unanimously, and that the mileage incurred be paid for at the rate of 10c p.m for 1 vehicle for one job, and that an employee's time start and finish from the time he arrived on the job and the time he left it, in short, no traveling time to

MINUTES, ( continued)

be paid for. The President was requested to arrange for the following works to be carried out, by a unanimous resolution of the Board, and that Mr Ross Savage was to be placed in charge of the jobs;

- (a) To place a netted enclosure around Box # 4
- (b) to have the Tank repainted where the paint was peeling off with a good quality aluminum paint.
- (c) To clean up the spring enclosure.
- (d) To have the pipe recovered with material and re-tarred where exposed to the elements.
- (e) To locate the flushing valve at the south end of Town and to have the pipe extended so that it will discharge into the present irrigation ditch and to have a pipe of sufficient dimension placed over the present valve, so that it may be operated with a wrench and sealed or locked so that only an authorized person can operate it. This work to be done as soon as it is possible to find a Back-Hoe in Town.
- (f) To have a long wrench( about 10 feet in length) made so that the valves located below the spring may be operated.
- (g) To check all the Air Release Valves and to experiment with a device suggested by the President wherein a series of pipes of  $3/4$  " and  $1\frac{1}{2}$ " dia: be joined together with an Air Release Valve mounted atop them in an endeavor to reduce the water pressure so that any air may be permitted to escape from the line, through the function of the Air Release Valve.

The question of the site of the Tank was dealt with and Mr J. Howell was asked to state the position of negotiation as of now; he stated that the Western Equities were not in any urgency in the matter, and Mr S. Sorenson said that he thought that the matter should be resolved in say 12 months time and that the Ass'n would be willing to work amicably with the Western Equities, but were not prepared to spend a great deal of money on the operation.

On the motion of R. Savage 2nd by S. Sorenson the meeting closed at 10 o/c p.m.

*R. A. Bouillon Sec.*

MINUTES of a regular meeting of the Leeds Domestic Waterusers Ass'n held on the 17th June 1965 at 8.30 p.m. in the Ass'n's office, there being present all the members of the Board. As Mr J.Howell had another meeting to attend, it was moved by S.Sorenson, and seconded by R.Savage that the reading of the minutes be dispensed with at the opening, and that the ~~the~~ important matter of the site of the Tank be discussed, after considerable discussion, wherein Mr J.Howell told the meeting just what the Western Equities required from this Ass'n, and that was, to have the Tank re-sited at a point to the North and west of the present location, so that the Western Equities could hook-up to it when they needed to, to supply any purchasers of any of their building lots, into which lots they were contemplating dividing the property. The members of the Board were unanimously of the opinion that they did not want to move the Tank, if they could amicably work out some other way of meeting the requirements of the Western Equities, not only because of the expense that would be incurred in the moving of the Tank, but also because of the potential damage that could be done to the Tank, by disturbing the present foundations, and all that that would involve. The members agreed to a proposal by Mr Howell that he should interview Mr J.Richards of the Farmers Home Administration, to ascertain their attitude, and get their opinion. It was explained to Mr Howell that the F.H.A. would have to be consulted as to their opinion on the whole matter and that the Ass'n would have to abide by what they had to say about the proposition of moving the Tank. It was finally decided that the assembled members nominate a delegation of two to meet with our attorney (whose letter to the Ass'n was previously read) as early as possible; the Secretary was therefore instructed to phone our attorney and make an appointment for Friday evening for Mr Ellis Pickett to meet our Stan Sorenson and Ross Savage, between the hours of 7 & 8 o/c. The secretary was also instructed to inform Mr J.Richards that Mr Howell would be along to see him, and also to inform Mr Richards that the Ass'n was sending a delegation to Mr E.Pickett to ascertain the exact position legally of the Ass'n in this matter. Mr Ross Savage at this juncture asked that the minutes of the previous meeting be now read, which was done and they were unanimously adopted. On the motion of Stan Sorenson seconded by ~~ME~~ Ned Sullivan, the meeting was closed at 10.30 p.m.

*R. A. Boulton*  
R.A. Boulton. Sec.



MINUTES of a special meeting held in the Ass'ns office on the 13th of July 1965, at 8.30 p.m. to discuss the boards opinion on the position of the negotiations about the tank side with the Western Equities, and any other business, there were present the President A.B.Weeks, S.Sorenson, Ross Savage, and the secretary, the meeting excused the other two members who were not in attendance, Ned Sullivan and J.Howell.

Considerable discussion took place weighing all the foreseeable angles of the matter under debate, and it was finally decided to again send a delegation of three members of the board, namely The President A.B.Weeks and S.Sorenson and R.Savage to interview with our attorney, and endeavor to get the Western Equities to accept our original terms as set out in the letter written them by our attorney.

The secretary was instructed to write to Mr Richards, and request the whereabouts of all the easements pertaining to the rights-of-way of our pipe line.

The matter of allowing Mr V.Joos to have the meter re-installed at the Log cabin inn was discussed and the secretary was instructed to send him a bill for the installation fee, (\$5.00) and see that he carried out his agreement to keep up the payments each month until Mrs Cox was ready to take over the payments.

The Meeting closed at 9.30 p.m. there being no further business..

*R. A. Boulton*

R.A.Boulton, Sec:

MINUTES of a special meeting of the Leeds Domestic Waterusers Ass'n held in the Ass'n's office on the 2nd of Aug: 1965, at 8 o/c p.m. All members were present with the exception of Mr J.Howell, who was excused.

The purpose of the meeting was to discuss the business of replying to a letter received from The Western Equities Inc: anent the matter of the reservoir tank site, and of their desire to obtain water through our system for their proposed sub-divisions.

After considerable discussion a draft letter was drawn up for submission, and re-phrasing by the Ass'n's attorney, the draft of the letter was put to the meeting, and it was eventually unanimously agreed to. The draft was to this effect:- That Western Equities were to guarantee to the Ass'n 30 taps at \$5.00 per month per tap, which taps were to be always subject to the regulations of this Ass'n as applied to all of it's members; payment to begin upon agreement being reached by the Ass'n and the Western Equities; Also, upon agreement being reached the Ass'n would advance the first \$500.00 from it's funds, and the Western Equities would be expected to assume the balance of the cost of moving the tank to a point agreed upon by the two companies, because the re-siting of the tank was to the advantage of the Western Equities solely. Mr Stan Sorenson was delegated to deliver the draft letter to our attorney on the morning of the 3rd of Aug: 1965. The meeting was closed at 10.15 p.m.

R.A.Boulton, Sec:

*special*

MINUTES of a meeting of the Leeds Domestic Waterusers Ass'n Board of Directors held held in the Ass'n's office at 8 o/c p/m on the 15th of Sept: 1965:- Present were A.B.Weeks, N.sullivan, R.Savage, J.Howell, and R,Boulton, Sec: S.Sorenson was absent being out of town.

The meeting was called to order, and R.Savage asked, "Do the Western Equities have to wait until their water is made available by the State Engineer's office, or shall the Ass'n supply them from our tank"? We could do so in the winter, but in the summer this might create a problem, was the general opinion of the members, but they agreed to supply Western Equities with water from our system, for their subdivisions for a reasonable period of time, pending the State Engineers' decision. J.Howell said he was not opposed to leaving the tank where it is, but still would prefer to have it moved.

The administration of the distribution of all the water put into the Ass'n's system would remain with the Ass'n, and be subject to their jurisdiction according to their By-Laws. Referring to the cost of putting the water into our system, this should be borne by the Western Equities, in the opinion of the Board.

R.Savage suggested that the \$500.00 offered by the Ass'n towards the cost of the removal of the tank, should be diverted towards the cost of the projected service, if the tank were not moved. N.Sullivan objected to this proposal, as did the Sec:, who, though not a member of the Board, felt that as a shareholder he could voice his opposition.

J.Howell said that in return for this financial assistance, the Western Equities would guarantee the Ass'n an easement through their property for the pipe line and the tank. N.Sullivan said that he thought that if the Ass'n paid the \$500.00 towards the removal of the tank, or the cost of putting the Western Equities water into the Ass'n's system the Western Equities should guarantee to pay \$5.00 per month per tap for 30 taps, as soon as the agreement was signed up, because the Western Equities would be making a great ~~savings~~ saving by using the Ass'n's system.

J.Howell said that at present only 5 or 6 taps could be counted upon, and that the Western Equities would pay \$5.00 per tap per month as soon as the meters were installed for the 5 or 6 taps.

OVER.

J.Howell said that Wetse~~en~~ Equities will put in about .5 s.f. of water, or enough to supply 31 lots.

It was unanimously agreed that the two delegates previously appointed should meet with the two Attorneys at a date yet to be fixed.

J.Howell also said in reply to a question put by R.Savage, that the water to the mill, previously requested, would not now be required.

The meeting adjourned at 9.40 p.m. with the proviso that any member who had any further comment to make relative to the business discussed at this meeting, could do so and have same added to these minutes.

*Adopted 10/5/65*

R.A.Boulton, Sec:Treas:

MINUTES of a special meeting of the Board of Directors of the Leeds Domestic Waterusers Ass'n held in the Ass'n's office at 8 o/c p.m. on the 5th of Oct 1965, there being present all of the members with the exception of Ned Sullivan, who was excused.

The minutes of the previous meeting held on the 15th of Sept: 1965 were read by the secretary and were received, without a motion, unanimously, except that H Howell questioned the amount of water that the Western Equities would put into the Ass'n's system which was read as .5s.f. and the secretary altered this amount to .05s.f.

J Howell had had an invitation to attend the attorneys' office on the 9th of Oct: 1965 but the secretary said that as yet the Ass'n had not received any notification of such a meeting, however it was agreed that the two delegates, S. Sorenson and R. Savage will attend the meeting when the date is known.

Mr Raymond Taylor of the Water Consumers Agency of Provo Utah attended the meeting at 8.30 p.m. and put before the members a proposition for subdividing the property they had purchased from Mr F. McMullin, and wanted to know if the Ass'n could supply them with 22 taps, after a very lengthy discussion, wherein several angles of the request were considered, it was finally decided that the Ass'n would like to get some expert advice as to how the situation could be handled to the advantage of all concerned, and Mr Taylor agreed to postponing any decision until, within a reasonable time the Ass'n, were able to give him a definite answer. After the representatives of the Water Consumers Agency left the members agreed to endeavor to get a Mr Everitt Syphus' advice and if possible to get him to address a stockholders meeting, the secretary was instructed to get him on the phone as soon as possible and find out if he would be able to give us some of his time. The president, A. B. Weeks told the board that he had had an enquiry about whether it would be possible for a buyer of L. McMullin's who was interested in some property west of the cemetery to get some water piped from the line that services the cemetery, and asked the meeting what size the pipe was that supplied the cemetery, R. Savage who worked on the installing of that line said that it was  $1\frac{1}{4}$ ". The president was advised to tell the prospective buyer that the Ass'n could not give a decision until they had consulted with Mr E. Syphus. The secretary reported that the Log Cabim Inn property sale was still held up pending the probating of the estates involved, and that in the meantime <sup>would</sup> ~~to~~ remove the meter. The meeting closed at 10.15 p.m.

*R. A. Boultain*

MINUTES of a stockholders meeting held on the 15th Dec: 1965, at 8 o/c p.m. in the Leeds Church House; there being present the following members:- A.B. Weeks, Pres: J. Howell V.P. Stan Sorenson, Ned Sullivan, Ross Savage, Glenn Beal, Carlyle Stirling, Glen Stirling, D. Stirling, Leland Sullivan, Leonard Carter, Henry Isgar, Ray Beal, Max McMullin, Lawrence McMullin, Merlin Sullivan, A.V. Stratton, Sam Massey, Wayne Hafe<sup>7</sup> and Mrs Evelyn McMullin, and Mrs Ellen Savage. (18 <sup>with 2 & votes</sup> members in all). & Sec Reg Boulton.

At the request of the Board the secretary called the meeting to order, and told the members that the meeting had been called to acquaint the members with the position of the negotiations with the Western Equities, Inc: in the matter of the present site of the Ass'n's water tank, which the Western Equities claimed was erected on their property, and they had requested, through their attorney, that the said tank be removed from off their property within 30 days from the date of their "Notice and Demand" which was dated 29th of November 1965. and he asked that one of the two ~~de~~ delegates that the Board had appointed to handle the matter with ~~our~~ attorney, address the meeting and explain just where the matter rested as of now; Stan Sorenson then addressed the meeting and told of his interviews with the Bureau of Land Management, and of the several meetings that he and Mr Ross Savage had had with our attorney (Mr Ellis Pickett) and that he <sup>Mr Pickett</sup> thought that the Ass'n had a very strong case, he also said that the negotiations with Mr J. Howell as the Western Equities representative, had been cordial and friendly and that we wished to keep them that way, Ross Savage stated in reply to an inquiry, that the fact remained, that due to a mistake, ~~that~~ the tank was definitely on the Western Equities ground, and that no matter who was to blame, or in error, the fact that the tank was on private property had to be acknowledged, and a decision had to be made as to what steps the Ass'n intended to take in the face of the demand for removal; Stan Sorenson also said that the Board of Directors were reluctant to act, in the matter, although they had the power to do so, but he opined that it was better for the stockholders to know the facts, and to make a decision themselves, and he also added that that, was the main purpose of this meeting, and it was now in their hands to take whatever action they deemed fit. After considerable debate in which several angles of the situation was examined, and in view of the tremendous expense involved in the moving of the tank &

(2) Minutes contd

the pipe line from its' present location, which was roughly estimated to be in the vicinity of \$5000.00, there was considerable opposition to such action at present. Eventually Stan Sorenson, asked the members to express their feelings on the question by a show of hands, and asked them if they were in favor of letting the matter go to a court hearing; the result was a unanimous decision in favor of such action. During the debate Dave Stirling said that he thought a committee should be formed to investigate further, to which suggestion Stan Sorenson explained that the Board itself had been doing that for the last 12 months or so.

After the show of hands, Stan Sorenson said that he had arranged for a Mr Ross Syphus to attend a meeting of the stockholders, and give them some of his expert advise, and also talk about the feasibility of the Water Board handing the water management to the Town Board, as the requests for more hook-ups was beyond the available water that had been granted the present Board, and that more water would have to be obtained to cope with the growth of the Town. He also requested that the members get together during the next day or so, and talk about these things. The secretary was then requested to announce that there would be a further meeting on the Friday night following, at 7.30 p.m. in the Church House (17th Dec: 1965) The meeting then closed at 9.15 p.m.

R. A. Bouillon  
Sec.

MINUTES of a meeting(special) of the stockholders of the Leeds Domestic Waterusers Ass'n held on the 17th of Dec: 1965 at 8 o/c p.m. in the Leeds Church House, there being present the Pres: A.B. Weeks, Stan Sorenson, Ned Sullivan, Ross Savage, R. Boulton, W. Hafen, N. Stauffer, Max McMullin, Ray Beal, Henry Isgar, L. Carter, LaMar Sullivan, A.V. Stratton, Dave Stirling, Geo. Olsen, Sam Massey, L. Sullivan, Carlyle Stirling, Mesdames Evelyn McMullin, Ellen Savage, Marie Olsen, and as guest speaker Ross Syphus. (17) members. <sup>22</sup> ~~27~~ votes

The meeting was called to order by the delegate of the Board to handle the business of ~~X~~ investigating the feasibility of merging with the Town Board, Stan Sorenson, He said that this meeting had been called expressly to study the matter of merging the Ass'n with the Town Board of Leeds, and that the Board of this Ass'n had requested Mr Ross Syphus to address the meeting on the matter, he said that Mr Syphus would be willing to answer any questions that any member wished to put to ~~Mr Syphus~~ <sup>him,</sup> Mr Syphus was then introduced to the meeting and asked to explain, the advantages of the ~~pro~~posed merger; he said that it would be to the advantage of the Waterusers of Leeds to so merge the management of the water distribution (to the residents of the Town) in that it would be easier to obtain more culinary water to meet the growing needs of the Town, through a municipally operated system, and also said that it would be possible in about 30 days for the Ass'n to transfer it's indebtedness to the F.H.A. to the new Agency known as the H.H.F.A. (Home and Housing Finance Agency) who would buy up all unsaleable bonds (that would be so, due to the inability of the ~~Town~~ to re-finance, privately, at less than  $3 \frac{3}{4} \%$ ) at  $3 \frac{1}{4} \%$ ; The merger would also assist the establishing of a water district to meet future water requirements; He also told the meeting that most other communities when installing new connections, did so on the basis of protecting the equity of the original installations by charging a scale of charges for new connections on an escalating ~~charge~~ <sup>plan</sup>, in addition to the established hook-up fees; this escalating charge would be increased according to the decision of the governing body, by a set figure annually. After further debate Stan Sorenson asked the members present to express their wishes and it was unanimously agreed that, he, Stan Sorenson should contact our attorney and make some preliminary



(2)

inquiries in the proposition under discussion. The question of a quorum was brought up and the secretary was asked to check on this, but said that he thought that the number present constituted a quorum, but would check on it and report to the Board.

The meeting closed at 9.35.p.m.

R.A.Boulton, Sec: