

Minutes of Meeting of Board of Directors of  
Leeds Domestic Waterusers Association  
February 3, 1976

Members present: Ross Savage, Clynn Davenport, Carlyle Stirling,  
Ray Beal, and Don Fawson

Ross Savage reported that the annual report to the F.H.A. has been prepared by the secretary-treasurer and that a committee consisting of Walter Eagar, William Lakner, and Eugene Robinson had been appointed to audit the report if this met with the Board's approval and the Board approved of the action. The Board was also given a brief report on the statements which will be presented at the stockholders meeting on Thursday evening.

Ross reported on the matter of easements which are required for the construction of the new pipeline across private property. The Board of Water Resources requires a legal opinion from an attorney. We are now awaiting a map which will show the area and right of way being sought so that the attorney can work on the matter.

The matter of the agenda for the stockholders meeting was discussed. Items to be included are: election of two directors, presentation of the annual report, stockholder assessments, and progress on the well and pipe line.

It was reported that seven stockholders are delinquent in the payment of their assessments. The secretary was instructed to prepare letters and send them by registered mail notifying them, in accordance with the by-laws of the association, that payment must be made by a certain date or services will be discontinued with the possibility that their certificates may be cancelled.

Problems in connection with Silver Reef service were discussed and it was decided that members of the Board will endeavor to set up a meeting with the Silver Reef residents to try and reach an agreement on how best to take care of the problems.

Meeting adjourned at 9:45.

Raymond B. Richan  
Secretary

Minutes of the Annual Meeting of the stockholders  
of Leeds Domestic Waterusers Association  
February 5, 1976

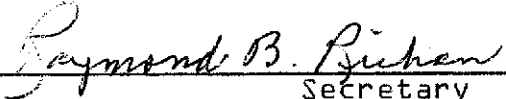
The meeting convened at 7:30 p.m. in the Leeds Town Hall with President Ross Savage in charge. Directors present were Ross Savage, Ray Beal, and Clynn Davenport. Absent and excused, Carlyle Stirling and Donald Fawson.

Ross stated the purpose of the meeting and then asked the secretary to read the minutes of the stockholders meeting held a year ago. The minutes were read and upon motion made and seconded were accepted.

The next matter of business was the reading of the financial statements prepared for F. H. A. These were read by the secretary and indicated the Association to be in good shape financially with water collections being current and bills paid. After a short discussion it was moved and seconded that the reports be accepted, and signed and forwarded to F.H.A.

The next order of business was the election of two directors to fill the expiring terms of Donald Fawson and Carlyle Stirling. The following were nominated: Bill Schweer, Donald Fawson, LaMar Sullivan, Bill Lackner, L.W. Fluckiger, and Carlyle Stirling. Voting was by secret ballot and the two nominees receiving the highest number of votes were Donald Fawson and Bill Schweer and they will serve as directors for the next two years.

Following the election Ross explained the present status of the new well and the pipe line and the progress being made for getting these into service. The work in getting the clearances and easements is going forward as is the engineering and it looks favorable towards resuming the construction work. He explained that the balance of the stockholders assessment will be asked for soon. Following a brief question and answer period the meeting adjourned at 9 p.m.

  
Secretary

Minutes of the Meeting of the Board of Directors  
Leeds Domestic Waterusers Association  
February 26, 1976

Members present: Ross Savage, Clynn Davenport, W. W. Schweer, Don Fawson, and Ray Beal.

First matter considered was that of re-organizing the Board in view of the recent election. Ross Savage was again named as President, and Bill Schweer named as vice-president.

Bill Schweer reported on an inspection tour of the water system he conducted for three men from the state. They inspected the springs, the line, the tanks, etc.

Ross reported that grouting had been started on the well and that this will be continued and that it probably will take more material than was originally calculated.

The matter of delinquent water accounts was discussed. Currently there are only four unpaid accounts from last quarter. It was decided that the meters will be removed if the accounts are not paid by March 1.

Ross indicated that he had received information that at a meeting of the Water Resources Board to be held in Salt Lake City on March 5, monetary allotments will be made to the projects, including our project and that it might be advisable for some of the Board members to attend the meeting. He also indicated that the engineering estimates on the cost of our project had now risen to \$1,200,000 almost double the original estimates.

This was a brief meeting held prior to the Town board meeting, and adjourned at 8 p.m.

Raymond B. Richman  
Secretary

Minutes of Meeting of Board of Directors  
Leeds Domestic Waterusers Assoc  
March 3, 1976

Members present: Ross Savage, Don Fawson, Bill Schweer, and Ray Beal, and Clynn Davenport.

Ross reported on a <sup>talk</sup>meeting he had had with Wayne Wilson of the Water Resources Board and that the Leeds Waterusers project was No. 3 on the agenda of the Water Resources Board meeting to be held in Salt Lake on March 5. Ross felt that some members of the Leeds board should be present at the meeting. He reported on progress being made but that we could not get a legal opinion on the easements we have secured until we get a map for the attorney. The map is being prepared by the Water Resources engineer.

Don presented some figures <sup>showing</sup> what the financial responsibility of the stockholders will be <sup>in</sup> raising the increased sum of money needed for the project. It appears that the stockholders will have to be assessed a total of about \$400 a share, and that the monthly water bill will have to be increased to about \$10.

There was a discussion of the fire hydrants proposed to be installed in the new system and it was felt by the board members that Leeds town should at least pay for the cost of the hydrants rather than having this borne by the Waterusers Association.

Bill Schweer and Ross Savage were authorized to attend the meeting of the Water Resources Board in Salt Lake on ~~Saturday~~ <sup>Friday</sup> and the L.D.W.A. will pay their expenses.

Meeting adjourned at 7 p.m.

Raymond B. Risher  
Secretary

Minutes of Meeting of Board of Directors  
Leeds Domestic Waterusers Assoc.  
March 11, 1976

Members present: Ross Savage, Clynn Davenport, Don Fawson, and Ray Beal. Absent, W. W. Schweer.

This was a special meeting called by President Ross Savage to hear a report on the results of the meeting he and Bill Schweer attended at the Water Resources Board in Salt Lake City last Friday.

Ross reported that the Water Resources Board had committed the money for our project, the amount being \$145,000.00, and that a contract will be drawn up which must be signed by April 1. Ross felt that a stockholders meeting should be called to discuss the terms of the contract and what will be involved financially in the repayment. Preliminary figures were presented by Don Fawson showing what the probable assessment will be as well as the monthly tap rental to meet the costs. Revenue will have to cover a \$5,100.00 annual repayment on the loan, the \$2,200.00 payment to F.H.A., and a \$1,500.00 power bill, in addition to operating expenses.

The secretary was instructed to mail notices for a meeting to be held on Thursday, March 26.

Motion made, seconded and carried unanimously that the price of \$1,000.00 be made for new tap connections; also that a charge of 25 cents a thousand gallons be charged for all water used over the 40,000 gallon minimum.

Meeting adjourned at 8 p.m. with instructions that Board was to meet at 6:30 p.m. on March 25, prior to the stockholders meeting.

Raymond B. Richen  
Secretary

## RESOLUTION

IT IS HEREBY RESOLVED that Ross C. Savage, President, and Raymond B. Richan, Secretary, acting on behalf of the Leeds Domestic Waterusers Association are hereby authorized to enter into a contract with the State of Utah, acting through the Board of Water Resources, for the construction of a water conservation project consisting of drilling and equipping a new well in the Navajo Sandstone Formation, constructing a 175,000 gallon water storage tank, and installing approximately 12,000 linear feet of 6 and 8-inch culinary pipeline with appurtenant facilities, in and around the town of Leeds, Washington County, Utah.

FURTHER, that the total estimated cost of completing the project will be \$145,000.00, of which amount the Board of Water Resources will pay 70 percent of the cost of construction but not to exceed \$102,000.00, and all additional costs to complete the project will be paid by the Leeds Domestic Waterusers Association.

FURTHER, that this corporation shall assign to the Board of Water Resources its properties, easements and water rights, appurtenant to said project on condition that the same be reconveyed to this corporation upon the payment of the purchase price thereof, such purchase price to be combined total of all money paid by the Board of Water Resources for the construction of the project, but not to exceed \$102,000.00, plus all expense incurred by the Board of Water Resources for investigation, engineering and inspection in its accomplishment of project, and

FURTHER, that this corporation shall have full use of such properties and water rights during the life of this contract, provided this corporation is not delinquent in any of its obligations under the contract. We further authorize the Board of Directors of this corporation to assess all the outstanding corporate stock for any payments which may become delinquent under the terms of the aforesaid contract.

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Secretary

*March 11, 1974*

Minutes of Stockholder's Meeting, Leeds  
Domestic Waterusers Assoc.  
March 25, 1976

Pursuant to written notice sent out the stockholders met in a special meeting to consider matters relative to the contract with Water Resources Board on the cost and financing of the culinary water improvements. Board members present were Ross Savage, Ray Beal, Clynn Davenport, Donald Fawson, and William Schweer.

The meeting was called to order by President Ross Savage. Minutes of stockholder's meeting of February 6, were read by the secretary and accepted by the stockholders. Ross explained the purpose of the meeting stating that the engineering for the project had now been completed but that the cost estimates were higher than had been anticipated. Funds had been committed and the contract was now ready to be signed with the Water Resources Board. He then asked Bill Schweer to explain the new system as planned and Bill then took up the various phases of the work such as the well, the pipe lines, the storage tank, fire hydrants, etc.

Don Fawson then presented the financial requirements and showed various schedules and graphs detailing how the costs would have to be met and ~~xxx~~ the payments that would be required from stockholder assessments and increased monthly tap bills. It was estimated that an assessment of about \$400.00 would have to be placed on each share of stock, and that the monthly water bill, when the system is in operation will be around \$10.00.

The letter of transmittal of the contract with the Water Resources Board was read by Ray Beal, and the terms were set forth.

Following a discussion of these various matters a motion was made and seconded that a vote be taken authorizing the officers to sign the contract and proceeding with the project with the necessary financial obligations. The voting was by secret ballot, with "yes" or "no" and was carried affirmatively with 23 "yes" votes to 2 "no".

On the basis of the voting Ross accounced that the contract would be signed and that the project would be pushed as rapidly as possible.

No further business the meeting adjourned.

Raymond B. Richon  
Secretary

Minutes of Meeting of Board of Directors  
Leeds Domestic Waterusers Assoc.  
May 13, 1976

Members present: Ross Savage, Don Fawson, Ray Beal, and Bill Schweer.  
Clynn Davenport was absent.

Minutes of the last meeting read and approved.

First matter discussed was that of possibly changing the by-laws with respect to the transfer of the ownership of water certificates when property changes hands. Confusion often results when the certificates are tied up on escrows or mortgages and there are no changes made on the company books. This becomes important when there are assessments or delinquent accounts. It was decided to consult John Palmer about the changes and how they should be made and Bill Schweer was delegated to make an appointment with Mr. Palmer.

Ross reported that work <sup>was being</sup> ~~had been~~ completed on the trenching for the pipeline from the well to the tank and that the work <sup>was</sup> ~~was~~ done by Richard Rogers, Orvin Nielsen, and the blasting by David Ruesch.

Next discussed was the matter of getting the labor work done, especially by those who want to work off their assessments, who could and would be able to do the work and the rate of pay. The rate of pay is yet to be decided upon.

It was decided to divide the list of stockholders into five groups, a group for each board member to handle for making contacts on the assessments and other matters. A letter will be mailed to the stockholders asking for payment on their assessments by September 1.

No further business the meeting adjourned.

Raymond B. Richan  
Secretary



LEEDS DOMESTIC WATER USERS ASSN.

"PURE MOUNTAIN SPRING WATER"

LEEDS  
UTAH  
84746

June 1, 1976

Dear Fellow Stockholder:


The time is rapidly approaching when our funds from the Division of Water Resources will be available and we shall be actively engaged in the construction and all that is involved in getting our new water lines into service.

Consequently we must now ask our stockholders for the assessment money necessary to pay our share of the expense. As you may remember, from the figures presented at our recent stockholders meeting, this is going to amount to a total assessment of \$450.00 for each share. Last year we asked for an advance of \$50.00 for each share. This means there is a balance of \$400.00 which will now be due.


This amount may be paid in installments of \$100.00 a month for the next four months, or however you may wish to pay it so long as we have the total amount by the first of September. Of course we are going to need part of this money before September 1, so we hope you can pay it off as soon as possible.


You may wish to work off in labor part or all of your assessment. Provision will be made for this but the work will have to be done as needed at the convenience of the project.

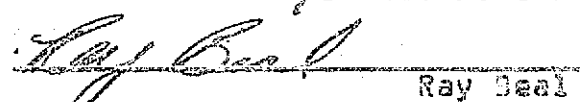
If you have questions or desire more information please contact any of the Board members:

  
Ross Savage

  
William Schwaer

  
Elynn Boyenport

  
Donald Fawson

  
Ray Deal

Minutes of the Meeting of the Board of Directors  
Leeds Domestic Waterusers Association  
held  
September 14, 1976

Members present: Ross Savage, Donald Fawson, Ray Beal, and  
Clynn Davenport. Absent, W.W. Schweer.

Minutes of previous meeting read and approved.

Ross announced that the main purpose of the meeting was to discuss finances and make a progress report. The secretary gave a brief <sup>as a report</sup> on collections to date on the assessment which shows that a little over ten percent of the amount expected has come in. It was decided that another letter should be written to the delinquent stockholders asking them to get their assessments paid.

Ross reported that most of the material is now on hand for the construction of the pipe line and they are ready to bed and lay the line from the well to the water tank. Also that work has started on the construction of the new storage tank.

The matter of liability insurance to cover those who may work for the Waterusers association was discussed. Don reported on some contacts he had made for this purpose but there are few companies interested. Further investigation will be made.

Motion was made and passed unanimously that the rate of pay for labor work on the project be set at \$3.00 an hour.

A list of stockholders was given to each board member for contacting when and if the occasion arises that personal contact should be made.

Meeting adjourned at 9:30.

Raymond B. Richan  
Secretary

LEEDS DOMESTIC WATER USERS ASSN.

"PURE MOUNTAIN SPRING WATER"

LEEDS  
UTAH  
84746

BOARD MEMBERS:

Ross C. Savage  
Clynn Davenport  
Donald Fawson  
Ray Beal  
W. W. Schweer

SECRETARY-TREASURER

Raymond B. Richan

September 21, 1976

Dear Stockholder:

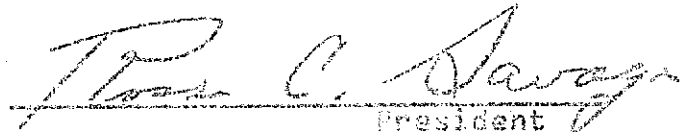
Your Board of Directors appreciates the response to our letter of June 1, 1976 asking that the assessment on your stock be paid by September 1. However the response was not 100% and this letter is a reminder to urge you to get your payment completed, or give us a commitment on it, without further delay.

It will not be possible for us to finance the project on a fraction of the payments. The assessment was calculated on the basis of 100% participation and this means that each and every stockholder must pay his share if he wishes to retain his right to participate in the use of the culinary water.

You may wish to work off part or all of your assessment and provision has been made for this but by necessity the work will have to be done at the convenience of the project during the regular working hours and for whatever time the shift calls for. Most of it will be labor work at the rate of \$3.00 an hour.

We have indicated below the amount still due on your assessment and we would like to have your commitment on this not later than October 15, 1976. Please feel free to contact any of the Board members or the secretary on the matter.

Sincerely yours:

  
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President

ASSESSMENT AMOUNT DUE \_\_\_\_\_

Minutes of the Meeting of the Board of Directors  
Leeds Domestic Waterusers Association  
held  
September 30, 1976

Members present: Ross Savage, Clynn Davenport, Ray Beal, and Don Fawson. Absent, W. W. Schweer.

At the invitation of Ross Savage, Orvin Nielson was also present to present his proposition for the excavation work on the pipeline trench. This would include the dragline for excavation and truck for hauling materials and doing backfill, with the operators, for the flat sum of \$50.00 an hour. Necessary blasting would not be included. After a discussion it was decided by unanimous vote to have Orvin do the work. He stated he could be ready to start by the first of next week.

Minutes of last meeting read and approved.

Don Fawson reported on the matter of liability insurance. The company represented by Douglas Labrum would insure the town and fire department and a rider could cover the water association. The total premium would be \$358.00. It was decided to accept this policy and the water association would pay \$100.00 of the amount. Don was instructed to take the check and have the policy issued for immediate coverage.

The matter of state workmen's compensation was discussed to cover the pipeline construction and this will be investigated further.

The current status of the water assessment payments was discussed. The secretary reported that approximately 25% of the stockholders had paid their assessments in full and another 20% had made partial payments. The money was coming in in response to the last letter sent out and the stockholders were given until October 18 to make a definite commitment.

It was agreed to hire Ensign Griffiths to read the water meters at a pay rate to be decided upon. The secretary was authorized to send payments to Mountain States Supply Co., Orvin Nielsen for previous work, and Ludlow Plumbing Co.

Meeting adjourned at 8:15.

Raymond B. Richer  
Secretary

October 28, 1976.

An informal meeting of the Board was held only members present being Ross Savage and Ray Beal. Discussed progress being made on water line and finances. Reported that Orvin Nielsen has completed his dragline work on the trench with a total of 176 hours.

Raymond B. Richer  
Secretary

Minutes of Meeting of Board of Directors of  
Leeds Domestic Waterusers Association  
November 22, 1976

Present: Ross Savage, Bill Schweer, Don Fawson, Ray Beal.

Held a brief meeting to discuss progress being made on waterline installation. Reported water tank is completed and ready for testing. Approved plan to have Ray Carpenter install electronic control system for pumping water from the well. Heard report on assessment collections to the effect that approximately 60% of the money has come in, not including credits for work performed.

Minutes of Meeting of Board of Directors  
Leeds Domestic Waterusers Association  
December 21 1976

Members present: Ross Savage, Bill Schweer, Don Fawson, Clynn Davenport, and Ray Beal

Minutes of previous meeting read and accepted.

First matter discussed was that of check ~~for~~<sup>from</sup> State Auditor in the amount of \$23,000.00 plus for payment on work completed as certified by Board of Water Resources. To the best of our knowledge this check was never received and to get a duplicate it is necessary to send in a bond form furnished by the State Auditor. There were some objections to this form and it was decided to have Don discuss the form with Attorney Palmer and advise us on the procedure to follow.

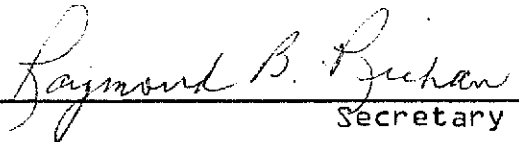
Approval given to have Ensign Griffiths read the meters at the end of this month prior to the regular billing.

Approved sending letter or delinquent notice to all stockholders who have not paid up on their assessments. Approximately 16,000 dollars is still outstanding, less some labor credits. Also decided that delinquent accounts would bear interest at the rate of 10% per annum.

The matter of the Silver Reef water system was discussed, particularly as to necessary changes to improve delivery and proper allotment. Bill Schweer presented a plan and it was also indicated that the Silver Reef people had engaged some engineering services to work on the problem. Various phases were discussed such as separation of the two tanks, one for each system and installing new meters as well as changing the piping. The matter will given further consideration <sup>until</sup> a satisfactory solution is arrived at.

Ross reported that they were ready to replace the line in the subdivision and that this work would be undertaken following the Christmas holiday.

Meeting adjourned at 10 p.m.

  
Secretary