

Minutes of Meeting of Board of Directors
Leeds Domestic Waterusers Association
January 27, 1977

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

Meeting convened at 7 p.m. Minutes of December meeting read and
approved.

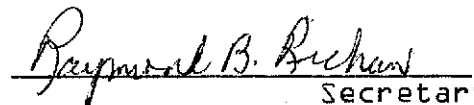
Ross reported that he had had a session with inspectors from the
Water Resources Board and that they had inspected all of the
system. They expressed some concern about the tank but other-
wise seemed pleased with what they saw.

Ross said that currently they had been working on clean-up and
fill work on the trenching and that the streets through the town
are largely clear now with much of the loose dirt having been
hosed off.

Discussed briefly the matter of the assessment notice being sent
out to those who have been delinquent in paying and it was de-
cided to extend the time to March 1, for stockholders to make a
settlement. The annual meeting of the stockholders has been
set of February 10, and notices to this effect will be mailed
to all stockholders. Three directors will be up for election.

It was agreed to ask a committee consisting of William Lakner,
Carol Gleave, and Blaine Lundquist to examine the financial
statements and company records as required by the F.H.A. Date
set was Tuesday evening, February 1, at 7 p.m. for this.

Meeting adjourned at 8 p.m.


Secretary

Minutes of Stockholders Annual Meeting of
Leeds Domestic Waterusers Association
February 10, 1977.

Board members present: Ross Savage, William Schweer, Donald Fawson, Ray Beal, and Clynn Davenport.

The meeting convened at 8:10 with Ross Savage conducting. Minutes of the 1976 annual meeting were read by the secretary. It was moved and seconded that the minutes be approved.

A progress report of work completed on the new waterline system was presented by Bill Schweer. He stated that the work is now approximately 75% complete. All the pipe laying has been completed, the fire hydrants installed, and the new tank is being tested. Work yet to be done includes installation of the pump at the well along with the controls, building the well house, bringing in the power line, and then making the service connections.

The secretary then read the financial report as prepared for the F.H.A. Among other items the report indicated that all bills are being paid, that collections on water bills are all current but there is some delinquency in the payment of assessments. The value of the water system is now placed at \$200,000.00. It was voted unanimously that the financial report be accepted. Copies are on file.

In view of the fact that the annual repayment installment on the loan from Water Resources Board will commence this year Ross announced that the water rates will go up commencing with January's billing. The new rate will be \$10 a month, minimum charge with some possibility of an adjustment being made should the revenue justify it.

Next matter of business was the election of three directors to fill the expiring terms of Ross Savage, Clynn Davenport, and Ray Beal. The following were nominated: Ross Savage, Ray Beal, Ervin Winsor, Vere McMullin, Clynn Davenport, and LaMar Sullivan. Voting was by secret ballot. The three receiving the most votes were Ross Savage, Ray Beal, and Clynn Davenport and they were duly approved to serve for the next two years.

Following a short question and answer period the meeting was adjourned at 9:30.

Raymond B. Richard
Secretary.

Following the stockholders meeting the Board of Directors met briefly and organized the board as follows: Ross Savage as President, and William Schweer as vice-president. It was decided that the charge for excess water over the allowed minimum would be at the rate of 50 cents a thousand gallons and this would be billed when the meters are read at the end of each quarter. Also briefly discussed was the matter of separating the water tanks at Silver Reef which will require some additional study before action is taken.

Raymond B. Richard
Secretary

Minutes of meeting of Board of Directors
Leeds Domestic Waterusers Association
February 24, 1977

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

Meeting convened at 7:10 with Ross Savage conducting. Minutes
of January meeting read and approved.

Ray Beal brought up the matter of the speed signs at either end
of town which were down. Ross said he did not think they had
been taken down by the water company but in any event the matter
would be taken care of and the signs replaced.

Ross reported that a letter had been written to the real estate
company handling the sale of John Lundquist's property to the
effect that there was no water connection to this property,
and copies were sent to Mr. Lundquist and Thelma Atkin.

Next matter discussed was that of the allotment of water in con-
nection with the new well. It was approved that we go on record
as wanting the allotment changed from agricultural use to year
round use and that we file a request for additional water from
the well when filings become available.

The last reading of the town water meters showed that a number
were out of order and it was decided to have Ensign Griffiths
check and replace the defective meters prior to the reading at
the end of March. Also discussed was the matter of the Wash-
burn water line and how best to handle the situation. No
final decision was reached. The list of delinquent assessment
members was read and a firm decision was made to discontinue
the service if satisfactory payment arrangements were not made
by the deadline ^{as per} notices sent to the customers.

The secretary was authorized to purchase a duplicating machine
for the joint use of the water company and the town. It was
also decided not to allot the irrigation water of the two shares
owned by LDWA. A request had been made for the use of this
water by Leeds ward for a sorghum patch.

Meeting adjourned at 9 p.m.

Raymond B. Ruckman
Secretary

Minutes of meeting of Board of Directors
Leeds Domestic Waterusers Association
March 24, 1977

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

Minutes of February meeting read and approved. In this connection Ross reported that the street speed signs at either end of town had been replaced. Also that it was the opinion of the Water Resources Board that we would not be restricted to the agricultural season in using water from our well.

Ross reported that the agreement between the Power Company and B.L.M. for construction of the power line to the well had been ironed out with the exception of responsibility for disturbance of heiroglyphics or artifacts and the water company will take the responsibility for this in accordance with a letter written to B.L.M. He also reported that the floor had been poured for the housing at the well and that construction of the house would now go forward with the block laying to start this Saturday.

Clean-up along the excavation route is now going forward but a large outfit will have to be brought in to handle the big boulders that were dug up. It was decided to hire Hank Washburn to gather in piles as much as possible before the big loader was brought in.

Upon the advice of Attorney Palmer we wrote a letter to Tech-Sym Corporation advising them of their responsibility in reporting water used at Silver Reef each month and making the collections from the customers there and making the remittance to us. Ross read the reply from Ham Leigh asking us to continue as we have been doing until they can get better organized at Silver Reef to assume the responsibility. A meeting is planned with the Silver Reef people to see what agreement we can come to in the matter.

Meeting adjourned at 8:45.

Raymond B. Richards
Secretary

Ross also reported that a check for \$506.00 had been sent to Tech-Sum to clear up the balance which we owed them in connection with moving the water tank in Silver Reef.

Minutes of meeting of Board of Directors
Leeds Domestic Waterusers Association
April 28, 1977

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

Meeting convened at 8 p.m. with Bill Schweer acting as secretary due to absence of regular secretary, Ray Richan.

Ross discussed matter of finances and amounts still owing the the various contractors. All bills have been paid as presented but most of the work is now complete so the contracts can be finalized. Amounts now due are: Hall Bros. \$3800.00 plus extras for clean-up \$636.00 and \$494.00 for fill dirt; Rhodes Bros. approximately \$1500.00; Orvin Nielsen approximately \$1000.00. Funds are on hand to pay these accounts.

Reported that the power line is now being installed having cleared the matter of the right-of-way with B.L.M.

Discussed matter of recent correspondence with Tech-Sym regarding the contract between Tech-Sym and L.D.W.A. and the handling of water accounts in Silver Reef. Decided to draft another letter to Tech-Sym stating our position. Bill Schweer was asked to draft the letter, copy of which is in the file.

Meeting adjourned at 8:40.

W.W. Schweer, secretary pro tem.

Minutes of Special Meeting held May 12, 1977

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

Main purpose of meeting was to discuss matter of payment for labor work done in excess of that required to pay the assessments. It was moved and seconded that these accounts be settled and payment be made to those who are concerned.

Ross reported that the power line was now in and ready to be hooked up as soon as we get in our lead pole at the pump-house. Clynn and Bill Schweer volunteered to see that the pole was put in place.

Bill Schweer read the letter he wrote to Tech-Sym, referred to above and it was approved to be sent as written. Discussed matter of amending by-laws to permit sale of water-hook-ups only for residential use to be done when building permit is issued. Bill Schweer appointed to check on this matter.

Decided to meet as a board with Wayne Wilson of Water Resources to present the matter of obtaining additional water rights in our well. Ross will make the appointment.


Secretary

Minutes of Meeting of Board of Directors
Leeds Domestic Waterusers Association
June 29, 1977

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

Minutes of May meeting read and approved.

Ross reported that he had met and talked with Wayne Wilson of the Water Resources Board regarding the matter of acquiring additional water rights from our well and Mr. Wilson indicated he would follow the matter up to see if anything could be done at the present time.

Ross, Bill Schweer, and Don Fawson reported on meeting they had with Attorney Palmer regarding the matter of amending the by-laws or the Articles of Incorporation to cover some additional regulations proposed for the sale of the water hook-ups. The attorney's opinion that the changes could be made by incorporating them in a resolution passed by the Board of Directors and that the other documents would not have to be changed. After a discussion, it was moved by Don Fawson, and seconded by Clynn Davenport that the following Resolution be adopted into the record; voting being unanimous:

At a meeting held this 29th day of June 1977 of the Board of Directors of the Leeds Domestic Waterusers Association is hereby resolved that:

1. No water certificate will be issued until a building permit has been issued and construction has actually begun.
2. Until otherwise changed the cost of a culinary water hook-up will be \$1000.00 payable in full when the certificate is issued.
3. If the conditions of the building permit are not met the certificate will be cancelled and no refunds will be made.
4. The monthly charge for water will begin as of the date the certificate is issued.
5. A fee of \$5.00 will be charged on all certificate transfers.
6. Anyone making application for more than two water hook-ups will automatically come under sub-division laws and regulations and will have to furnish his own water and negotiate for its delivery.

Ross reported that the spring flow is way down at the present time and that residents of Silver Reef are experiencing great difficulty in getting water due to their poorly engineered system. He feels that the two systems should be separated as soon as possible.

It was decided that Board members would meet as a group to call on several of the delinquent assessment members, visits to be made tomorrow evening.

The secretary was instructed to write a letter to Merlin Sullivan

indicating the Board would share the cost of running a 2' water line down Cherry Lane to his building lot, the ownership of the line remaining with the water company.

Meeting adjourned at 10:45

Raymond B. Rehrman
Secretary-Treasurer

Matters of the Leeds Domestic Water Users Association which were discussed by members of the Board of Directors present at the Town Board meeting on October 27, 1977.

1. The report on the test sample from the well sent to the state laboratory in Cedar City was returned satisfactory. No report was received from the laboratory as of this date on the sample taken from the water tanks. A letter was signed to be sent to the Utah State Board of Health, asking for approval, on the basis of this satisfactory sampling, to put the well water into the culinary system.
2. The notice received relative to installment due on the loan of the water company was discussed, and instruction was given to make the payment just prior to December 1st.
3. Ross Savage advised that he has contacted Steve Creamer of the engineering firm of Creamer and Noble, who will perform the necessary services incident to the report to the State Engineer on the water system. Mr. Stoker advised Mr. Savage that he could let the matter go until just prior to November 30th, the due date, and if it appeared that it would not be possible to meet the due date, a request for extension should be processed.
4. On the matter of the submission of lab analyses to the EPA office in Denver, the water company secretary was instructed to send the lab reports for July through September promptly.
5. The delinquent account of Ethyl George was also discussed and it was concluded that due to the understandings or misunderstandings of the Board members of the water company, that her payment would be accepted as payment in full and the matter would be discussed discreetly with her by Mr. Savage.
6. Due to the fact that the extreme water shortage problems of the summer seem to be behind us, it was felt that the water use limitations could safely be lifted and an announcement to that effect would be made.
7. The water company secretary was instructed to make a check in the amount of \$1,200.00 to Ray Carpenter as partial payment for the installation of the radio control equipment on the town water tank and the well.
8. The delinquent water accounts were discussed and only one answer had been received as of the meeting date from the five letters sent, and this was from Ethyl George. Don Fawson stated he had heard from Ron Larsen, stating that as soon as the loan technicalities were cleared on the sale of his house, the remainder of the payment on that delinquent account would be paid.

Alice L. Forshe
Secretary

Minutes of the Meeting of the Board of Directors of the Leeds Domestic Water Users Association, held November 9, 1977, at 8:00 p.m.

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

The question of stock certificates not being in the proper names as to actual ownership was discussed. The dimension of the problem was recognized and the most desirable solution was agreed upon, i.e., reissue all of the stock certificates and in all future instances where property changes hands, the stock certificate would be reissued. It was determined that Don Fawson would review the by-laws and articles of incorporation of the Association, and then discuss the matter with attorney John Palmer.

The subject of Marie Olsen's complaint of paying for more water than she is actually using was discussed. It was suspected that she has a meter that is outdated but it was also felt that the meter was not necessarily registering in error, in that she did appear to be using considerable water for yard purposes.

The actual amount of water right incident to the use of the new well was discussed in some detail, and it was pretty much confirmed that at times of normal flow the additional water right purchased for use in the well would enable the water company to furnish the established volume of water to each of the tap holders who are now stockholders, or where a definite commitment has been made, with the additional taps available being limited to about seven. The desirability of having the new water right so established that it could be applied to either the established spring when water flow would permit or to the well when the flow was down was also established, and it was felt that when the details were submitted on the paper work for the change in points of diversion incident to the well that Mr. Stoker would get it worked out to where this option as to actual source of water would be built into the permission granted.

The matter of the reasonableness and practicality of the present pricing system was also discussed, with the view in mind that some change would probably be necessary as a result of the financial obligations current with the water company and the lack of common pattern in the volume used by the stockholders. In order to get a true picture of the actual use, it was concluded that Ross Savage would read the meters each month for a quarter and Bill Schweer would transcribe these readings into a use curve, which plotting may show that a different pricing system may be necessary and in the best interests of all concerned.

The matter of the hourly wage for work done on the water system was reviewed. The immediate past history was that prior to the installation of the new water system the rate of pay for so-called skilled work was \$4.00 per hour. During the actual installation of the new system, it was determined that everyone who worked on it would be paid \$3.00 per hour. Mr. Fawson proposed that the rate for so-called skilled craftsmen be established at \$4.50 per hour, with ordinary labor remaining at \$3.00 per hour. After some discussion of details, this proposal was unanimously approved. It was also determined that henceforth any labor performed will be paid for by check with the usual FICA deductions being made, but that any credits previously authorized for "labor against the water bill" would be allowed to run their course.

The matter of the summertime water restrictions was discussed and it was determined that even though an announcement was made some weeks ago that certain

of the restriction features would be lifted, it was decided that word would be gotten out that for the time being (probably for the winter months) the restrictions would be lifted in their entirety.

The matter of the amount of pumping at the well was talked about and the features of the contract, i.e., minimums to be paid, etc., to Cal-Pac for the power, were discussed. Questions were raised as to whether the well should be continually pumped and it was felt that at least for the time being, until such time as lab reports would permit the water from the well to be injected into the system itself, that the well should continue to be pumped on a full-time basis. It was generally felt that after that time the automatic radio control system would be put into use or the well shut down entirely for the winter use months.

The suggestions on "how to take water samples" received from EPA were reviewed. The suggestion of means of transportation for the water samples themselves, suggested by EPA, were also considered. Mr. Savage indicated he would research the means of transportation suggestions a little further to see if the use of Wycoff or someone else would work out advantageously. The secretary reported that the laboratory reports on the water system for the months of June and September were sent to the EPA office in Denver, hoping that this would satisfy their demands for copies of the samples for the months of July, August and September, and this action was approved by the Board members as being satisfactory in the peculiar circumstances for this third quarter's report.

The things to be done before winter sets in, in connection with the water system, were discussed. The major items mentioned were wiring the pump house for lights, enclosing the opening at the roof line between the masonry and frame part of the building and the sheet metal part of the building, the insulation (plugging up) of the ventilator openings in the pump house, the insulation of the air vent valves at various locations along the pipe line, the repairing of the fence between national forest land and BLM land to also allow access to the road along the pipe line to the well, and the re-seeding of the roadside areas along the access road on BLM property. Assignments were made for getting certain of these things accomplished in the near future.

Approval was given to get three or four loads of material from Russell Limb to fill in along the pipeline trench in the road through town and at the entrance to Main Street off the interstate at the north end of town. It was felt that if this material were spread it could be compacted sufficiently during the winter so that permanent resurfacing of the road could be accomplished in the spring or early summer.

It was concluded that Hank Washburn or someone else would be hired to fill in the excavation which was made to repair the leak in the system below the new tank and also ways and means of resolving the problem incident to the leak in the line south of Ray Brown's were also discussed, but no definite conclusions as to how the matter should be resolved were arrived at.

The secretary was instructed that the water bills to be sent the first of December should also include notice of the unpaid balances, if any, on the assessments.

The various facets of the problem of Blaine Lundquist getting a new water certificate were reviewed, with no determination being definitely made that a

Minutes of November 9, 1977, continued.

new certificate would be issued for his proposed new home. A proposal was made by Don Fawson that no new certificates, other than those which have previously been committed, would be issued until the water from the new well is approved for injecting into the water system. This was seconded by Ray Beal and approved unanimously by the Board.

It was proposed by Don Fawson, and seconded by Clynn Davenport, that the following resolution be approved:

BE IT RESOLVED: That if a bonafide voting stockholder of the Leeds Domestic Waterusers Association takes exception to any action of the Board of Directors of the association, he will upon his request be given audience at the next scheduled meeting of the Board to present his objections. If the matter cannot be resolved in this manner, he can, upon presentation of a petition signed by 15% of the voting stockholders of the Leeds Domestic Waterusers Association, require the Board of Directors to call a special water company meeting within thirty days to have the matter voted upon. At such special meeting, if there is a two-thirds majority of the voting stockholders against the action, the action can be overturned. The ballot for such purposes will consist of a resume to be presented (1) by the water Board and (2) by the dissenting party, to be mailed to all voting stockholders of the water company, with the return to be received within one week of the mailing date, the opening of the ballots to take place within the following week at a designated time and place, before witnesses if desired.

The meeting adjourned at 10:45 p.m.

Alice R. Forsha
Secretary

Minutes of the Meeting of the Board of Directors of the Leeds Domestic Water-users Association, held Tuesday, December 6, 1977, at 8:00 p.m.

Present: Ross Savage, W. W. Schweer, Glynn Davenport, Don Fawson and Ray Beal

The minutes of the meeting of November 9th, and the unofficial meeting following the Town Board meeting of October 27th, were read and approved.

The assignments of things to be done, made at the previous meeting, were reviewed and report given on progress in connection with those assignments. Bill Schweer mentioned that he was ready to go on completion of the well pump house as soon as he could get a key to get into the building. His key, among others secured by Don Fawson, didn't seem to work on the door lock. Ross Savage reported that Fred Friese was making or had made the components for the gate in the BLM-Forest Service fence by the steel tanks and that it would be installed and the fence restrung promptly.

All of the engineering and the filling out of forms has been completed in connection with the final acquisition of water right for the well, and the forms have been taken to the State Water Resources office in Cedar City. If anything in addition is necessary for finalizing this part of the program, the Water Resources people will notify the Water Company.

Lamar Bluth has informed Bill Schweer that he would like his application for a domestic hookup extended for a period of 90 days because of the difficulty he encountered incident to his wife's health and getting her admitted into the City of Hope in southern California.

The matter of the lab tests on the well water was discussed, along with the request of the State Board of Health to secure two more good samples before they would consider approving the water. In the event of non-approval, a brief discussion was had on the likelihood of installing a chlorination system. Nothing definite was finalized on the chlorinating installation.

A very extensive pro and con discussion was held on the actual steps and the sequence of these steps to be taken in connection with the building of a new residence. Several procedures were discussed, and the procedural steps finally decided upon were as follows:

- (1) Contact the Town Clerk for a list of the requirements and steps to be taken in connection with building a residence,
- (2) Contact the Water Board for assurance on availability of a residential water hookup,
- (3) Get perc tests and the necessary clearance from the proper health department for a septic system,
- (4) Submit plans to the building committee of the Town Board (consideration was also given to the desirability of submitting the plans to the Planning Commission instead of the building committee of the Town Board),
- (5) Have the plans reviewed by the building inspector and a building permit issued,
- (6) When the building is actually commenced, the water certificate will be issued upon payment of the proper fee.

The water Company secretary was instructed to maintain a list, in order of receipt, of those people desiring water hookups. A list of those people where more water service was being performed than called for by the certificates held was reviewed, and possible procedures discussed on ways of getting these individual matters resolved.

The motion made and seconded at the previous Water Board meeting, which had the effect of shutting off completely the issuance of any new water certificates beyond those which had definitely been committed, was rescinded, in order to give a little more latitude in the possible solving of some of the problems in this area.

The matter of furnishing water to the proposed restaurant being established in the old Wells Fargo building was discussed. It was definitely determined that there is no water certificate or authorization for such water certificate in connection with that building. It was determined to see if there was in fact an actual physical water hookup going to the Wells Fargo building and if there was, consideration would be given to plugging it if the existing piping was in such a physical shape as to allow any work being done on it.

The actual terms of the contract with Cal-Pac incident to the furnishing of power for the well were reviewed. It is a monthly contract whereby a minimum of about \$133.00 will be assessed, irrespective of the amount of current used up to that minimum charge. However, if more current is used, it will be charged for. The electric bill for the preceding 35 days was \$537.00. In view of this rather sizable power bill, it was decided that the pump should be shut off and then run for a few days prior to taking additional water samples for lab work.

In order to circumvent the problems with the flow restrictions caused by the piping design downstream from the metal tanks, a plan to run a line directly from the tanks to the cement distribution box was discussed. Approval was given to get the necessary engineering done, along with a cost estimate.

The proposal made by Vere McMullin for the securing of additional water was discussed. It was decided that this proposal, along with the improvements in the pipeline, i.e., the proposed new line from the tank to the distribution box, should be reviewed and approval or non-approval given at a stockholders meeting. In view of the time element involved in both of these matters, it was decided to call a special stockholders meeting to be held on January 5, 1978, at the firehouse at 8:00 p.m. The secretary was instructed to get out notices for this meeting prior to the required 10 days in advance of the meeting.

The discussion with a attorney John Palmer on the matter of re-issuing all of the water certificates was reviewed. Ross Savage, Bill Schweer and Don Fawson made this call on the attorney. The attorney suggested that all of the water certificates could be re-issued to get them into the proper names, but he could see no real need of it, so long as there was an actual record of who was the literal owner of the water right.

In view of the frequent need for the services of a Notary Public, the suggestion was made that Mr. June Forsha take the necessary steps to become such and that the Water Company and the Town would divide the expense incident to such.

Minutes of December 6, 1977, continued.

The subject of fire protection in some locations remote from the existing fire hydrants was discussed, and approval was given to Don Fawson to take the necessary steps to provide this improved service. The installation of two-inch valves and standpipes was approved at two or three locations, i.e., the vicinity of the Vic Roy house, somewhere between the Ross Savage and Don Goddard houses, and the vicinity of the Hank Washburn house. It was also decided to place one of the reclaimed fire hydrants from the old system somewhere in the vicinity of the Glenn Beal house at a location below the cement tank. The plan to get the job done is for the Water Company to provide the valves, the necessary piping and the reclaimed fire hydrant, if one in workable condition is available, and the fire department will make the installations. There is an adapter on the fire truck which will hook on to a two-inch standpipe and this will give more complete fire protection than is now available to the entire Leeds Town limits.

Adjourned: 11:55 p.m.

Minutes recorded by

Alice L. Forsha

Secretary