

PRESENT: Pres. Mel Green; Vice-Pres. Russell Peine; LaMar Sullivan; Carl Seierup and Ray Beal.

PRAYER: Offered by Ray Beal.

THE MINUTES: were read and approved.

THE FINANCIAL REPORT: was read and approved.

GUTTER: LaMar Sullivan and Russ Peine agreed that they would measure the Community Center where the gutter needs to be installed.

ANNUAL STOCKHOLDER'S MEETING: The regularly held annual stockholder's meeting will be held on Feb. 6, 1984 in the Leeds Community Center. An announcement has been sent to each and every stockholder. The Sec. passed around the draft copy of the "Balance sheet for 1983" and the "Statement of operation income and expense budget for 1983 and proposed budget for 1984". The board members looked over the sheets and gave their approval. They suggested that a copy be made up for all who attend the annual meeting. The sec. agreed to see that copies were made. Also needed was an outline of events in 1983. The sec. agreed to make one up and one of the board members would report it at the meeting in Feb. Also needed was a list of budget optional items for 1984. The board members agreed to come up with a few items soon.

METER REPAIR: It was proposed that the payment for meter repair be done per meter. LaMar Sullivan made a motion to pay \$6.00 per meter. Russell seconded the motion and all agreed. Ray Beal has already repaired 6 meters and the company owes him \$36.00.

METER READINGS: Ensign Griffiths read the meters in Dec. and after calculations, the fact that two of the readings showed definite excess in the passed 3 months, gave the board a cause for concern. LaMar Sullivan and Russ Peine agreed to go and check on these two meters.

ALAN HARPER: He needs to pay some of his water bill soon. The board agreed to give him 3 more days before a disconnect. The Sec. agreed to call him and remind him of his lateness and get a committment to pay.

WATER SAMPLES: Carl Seierup reported that the samples are doing well. The last reading was 3 and 0.

FRANK ALLEN: Ray Beal reported that he shot the fall from the bottom of the cement tank to the Allen's home and there is a fall of 70 feet. Ray showed the board a drawing of the fall. Also it was agreed to that the facts of finacnes should be presented to Frank Allen. Ray and Mel agreed to take on this responsibility.

LORIN LEE: It was reported that his meter setters need to be covered before they freeze and break. Carl Seierup agreed to talk to him and have him do it as soon as possible.

AUDIT: The sec. reported that it was time for a yearly audit. However, the cost would be between \$300-\$600.00 and that no one required one of them. They agreed to wait and maybe have one next year. The motion was made not to have an audit, it was seconded and all agreed.

ADJOURNMENT: With no more business to discuss, the motion was made to adjourn at 9:16p.m. There was a second on the motion and all agreed.

Minutes written and recorded
by:

Connie Peine
Connie Peine, L.D.W.A., Sec.

"ANNUAL STOCKHOLDERS MEETING"

PRESENT: Pres., Melvin Green, Vice-pres, Russell Peine;
boardmembers: Carl Seierup, Ray Beal and LaMar Sullivan.
There were 21 present representing 27 shares.

CALLED TO ORDER: Pres. Mel Green called the meeting to order
and welcomed everyone out.

MINUTES: The minutes were read. There was a motion to accept
the minutes as read. There was a second on the motion and
all agreed.

NEW BOARD MEMBERS: Outgoing boardmembers were: Russell Peine;
LaMar Sullivan and Carl Seierup. Pres., Mel Green asked for
nominations from those present. The nominees and eventual
outcome on the voting was as follows:

Susan Savage-23	Stan Roberts-14	Charles Walsh-9
Russell Peine-22	Robert Cuff-13	

With this voting, the Leeds Domestic Waterusers elected 3
new members: Susan Savage; Russell Peine and Stan Roberts,
each to serve for the next two years.

FINANCIAL REPORT: The financial report was read. Herb Janson
made the motion to accept the report and with a second on the
motion, all agreed.

YEAR-END REPORT: The year -end report for 1983 was read and
explained by Ray Beal. This report included information on
water taps; new construction; water-samples; purchases; im-
provements and new policies.

10 TAP LIMIT SET: Ross Savage reminded everyone why the water
board had set a 10 tap per year sale as their limit. If no
more than that are put into use each year, then there would
be adequate time to see how each tap would affect the ground
and the water table. It was determined that 22 taps have
been sold already that are not in use and need to be watched
closely to insure that the water rights of others is not over
taxed, if all were to be connected at once.

PUMPING THE WELL: Russell Peine brought up the question of
whether or not the well needs to be pumped on a regular basis
or not, in order to insure it not being taken away from the
L.D.W.A. It was concluded that it should be shown to be needed
and not out of use for more than 5 years at a time. Ross
Savage suggested that the L.D.W.A talk to a good water Attorney
to find out if their conclusions were correct. Stan Roberts
suggested Gerald Stoker in Cedar City.

ADJOURNMENT: With no further business to take care of and no
more topics of discussion, LaMar Sullivan made the motion to
adjourn. There was a second on the motion and all agreed.

L.D.W.A. BOARDMEETING HELD IMMEDIATELY FOLLOWING THE ANNUAL STOCKHOLDERS MEETING:

PRESIDENT AND VICE-PRESIDENT: Stan Roberts made the motion to leave Melvin Green as Pres. and Russell Peine as Vice-Pres of the L.D.W.A. There was a second on the motion and all agreed.

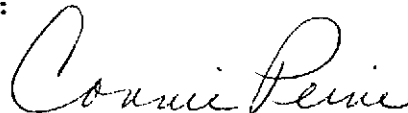
WATER SAMPLES: Pres., Mel Green felt that Carl Seierup should continue to take the needed water samples and at the same time train Stan Roberts to take over the job. The sec. agreed to ask Carl if he would do this.

PUMP & TANKS, ETC.: Susan Savage agreed to take charge of setting up a time when everyone could go together to become acquainted and/or trained to run the equipment associated with the L.D.W.A.

NEW DATE SET FOR WATER MEETING: It was agreed that the 2nd Thursday at 7:30p.m. at the Leeds Community Center would be the new time for holding the monthly water board meetings.

ADJOURNMENT: With no more business to take care of, the motion was made at 9:23 p.m. to adjourn. There was a second on the motion and all agreed.

Minutes written and recorded
by:



Connie Peine, L.D.W.A. , Sec.

PRESENT: Pres., Mel Green; Vice Pres., Russell Peine; Ray Beal; Susan Savage and Stanley Roberts.

PRAYER: The prayer was offered by Russ Peine.

THE MINUTES: Ray Beal made a motion to accept the minutes of Jan.13, 1984 and with a second from Stanley Roberts, all agreed.

THE FINANCIAL REPORT: A motion was made to accept the financial^{ia} report and with a second on the motion, all agreed.

WATER SAMPLES: Ray Beal made a motion to increase the rate of payment on mileage from .20¢ to .25¢/ per mile. Russ Peine seconded the motion and all agreed. Pres. Mel Green pointed out the fact that the water association is in need of a Propane torch. He agreed to purchase one for the water-board's use.

FRANK ALLEN: Russ Peine reported that he had talked to Frank and that he has agreed to hold up on installation of a new line until one could be put in that was adequate to service his home in the coming years, as well as any additional homes to be built in the area.

STAND-PIPE PROBLEMS: The stand - pipe on Mormon point has a leak in the air-valve riser.

PUMP: Susan Savage reported that Alan Roads is a very busy man, but that maybe Ray Carpenter, who knows about the remote control on the pump, could help with any problems. If not Ray, then Tex Young is also able to help. A few of the problems include: a dead battery; the oil doesn't run right away and the oiler for the pump just does not work right. Stan Roberts suggested that maybe an electrical oiler is needed.

FIRE HYDRANTS: The stand pipe on Valley Road in front of Shirl Kimball's trailer park needs to be moved out of the middle of the road. The main in that area is 2" Mel Green agreed to talk to Shirl about his paying for the extra pipe to cross the street. Mulberry Lane also has a hydrant that needs moving. There are 3 dead hydrants in all and they should be removed because they are on a dead line. The one on Mulberry is in the middle of the lane. If any of these are reusable, they will be used later.

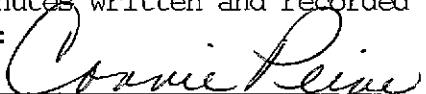
GUTTER: Russell Peine agreed to buy the needed material.

PUMP: It was brought to the boards attention that Bill Schweer could show how to run the pump. Stanley Roberts also felt he knew something about pumps that would be of value, and he agreed to go up and look it over. Susan was given the go ahead to check with Alan Roads on his help in this situation.

KEYS: Russell needs a set of keys to the Community Center. Stanley Roberts and Susan Savage also need a set of keys. Mel agreed to have a set made up for everyone.

ADJOURNMENT: With no more business to discuss, Ray Beal made a motion to adjourn at 9:00p.m. Russell Peine seconded the motion and all agreed.

Minutes written and recorded
by:


Connie Peine, L.D.W.A., Sec.

PRESENT: Pres., Mel Green; Vice-Pres., Russ Peine; Stanley Roberts; Ray Beal and Susan Savage.

PRAYER: The prayer was offered by Susan Savage.

MINUTES: Russell Peine made a motion to accept the minutes as read; Stanley Roberts seconded the motion and all agreed.

PUMP: Susan Savage reported that she had contacted Ray Carpenter and that he thought he might come down this weekend to look over the pump. The board agreed to meet on Sat. at 10:00a.m. and go with Mr. Carpenter. Susan agreed to try and co-ordinate the time with him.

HYDRANTS: The three dead hydrants in town are considered to not be reusable, because of the way they work. The one on Mulberry Lane needs to be removed. The board agreed to get together and remove it.

GUTTER: Russ reported that he has purchased the materials needed and that he will have LaMar Sullivan and/or Ray Beal help him install them soon.

KEYS: Mel Green had the keys made. Each board member was given a set of 4 keys: 1-pump house; 2-to the storage rooms in the Community Center and 1- to the front door of the Community Center.

FINANCIAL REPORT: Susan made a motion to accept the financial report for March. Stan seconded the motion and all agreed.

METERS: Russell reported that the meter at Raymond Giffords is leaking. It is a normal meter type and needs to be checked.

SHANE SULLIVAN: Shane has been to the Planning Commission to request a zone change. He has about 3½ acres at the corner of Mulberry Land and Valley Road. His plan is to install an R.V. Park that will accommodate as many as 80 trailers. He may only develop ½ at a time. He asked how many R.V.'s could be put on the existing line. The board felt that the existing 2" line would not be adequate and that he would need to install a new line. The by-laws call for an adequate line with fire hydrants every 500 feet. He then asked how many meters he would be required to purchase, etc. The board figured his water usage at the maximum amount he would ever use per month and agreed that he would need a 2" meter. The waterboard then asked for time to consider setting up policies to govern this situation. They agreed to let Shane know within a months time. Russell agreed to call Gubler of St. George and Ray would call for information from Washington City.

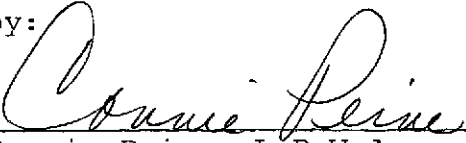
MASTER POLICY DECLARATION WORKSHEET: Mayor Carl Seierup tried to explain the waterboards involvement in the policy: L.D.W.A. will look at each individual annexation as it comes and work with the developer. The L.D.W.A. will have the right to say yes or no on any situation, however, the water must be addressed in a Master Policy Declaration of the Town. The board agreed that if the following were to be added to the policy, they would feel a lot better about it:"..... based on their ability to serve and according to their rules and regulations..."

IRRIGATION SHARES: Susan Savage proposed renting the 2 shares owned by the L.D.W.A. to individuals at \$40.00/per year. Stanley Roberts made a motion to accept this proposal; Ray seconded the motion and all agreed. They agreed that a sign should be put up in the post office.

VAL MCMULLIN: The mayor presented to the board a letter from Val, requesting a water tap in exchange for a well-right. Stanley Roberts agreed to check with Darrell Stoker in Cedar City when he takes the next water samples up, to find out the gallon usage in this well right. The board asked him to also check on well right usage regulations: to ask about when there would be a danger of losing the rights, etc.

ADJOURNMENT: With no more business to discuss, Russ made a motion at 10:15p.m. to adjourn; Susan seconded the motion and all agreed.

Minutes written and recorded
by:



Connie Peine, L.D.W.A. , Sec.

PRESENT: Pres., Mel Green; Vice-Pres., Russ Peine; Susan Savage and Ray Beal.

CALLED TO ORDER: Pres., Mel Green called the meeting to order at 8:00p.m. in the Leeds Town Community Center.

PRAYER: was offered by Connie Peine.

THE MINUTES: Susan Savage made the motion to accept the minutes of last months as they are. Ray Beal seconded the motion and all agreed.

HYDRANTS: It was agreed by the board members present that they would meet the next day and look the situation over to determine what to do about the usless hydrants in town.

PUMP: Susan reported that Ray Carpenter did come and look things over up at the pump site. It was agreed that he and Stan Roberts would fix and replace, etc. any parts necessary. It was reported that Alvin Rhodes will be down next week.

WELL-RIGHT EXCHANGE: Stan Roberts has checked into the well-right owned by Val McMullin and has found out that its .89 acre feet is equivalent to one water tap, but no more. The board felt that the line to the cemetary (where this proposed tap would eventually be used), is inadequate to service any additional taps in that area. Due to the lack of interest in exchanging for a well-right and the feelings of inability to service the area, the problem was to be turned back to the Mayor who claimed he could sell it and use the money to then purchase a tap from the company.

SHANE SULLIVAN: The board agreed that he would be required to put in a 6" line to service his proposed project. Susan agreed to check on dedicated streets and Russ and Ray agreed to check further into the way other towns handle such situations.

ATTY. JOHN PALMER: Susan Savage asked the board to grant her permission to talk to Atty. John Palmer. She would like to ask questions about private vs. municipal; dedicated streets and the responsibilities involved in water lines along them, etc.

BLAINE BUTCHER: Russ agreed to try and contact Mr. Butcher and see what he intends to do about his quarentee on the sandblasting and painting of the water tanks.

PUBLIC NOTICE SENT: Due to a bacteria violation in one of the water samples tested, it was necessary to send out to each user a notice informing them of what happened and what has been done about it. It's just a legal technicality. (see attached copy)

ADJOURNMENT: With no more business to discuss, Ray Beal made the motion to adjourn at 10:50 p.m. Russ seconded the motion and all agreed.

Minutes written and recorded
by: Connie Peine
Connie Peine, L.D.W.A., Sec.

PRESENT: President, Mel Green; Vice-President, Russ Peine; Susan Savage; Stanley Roberts and Ray Beal. Also present were Herb Janson, representing the Town Council and Ross Savage and Mark Ellis.

PRAYER: was offered by Susan Savage.

CALLED TO ORDER: Pres. Mel Green called the meeting to order at 8:10p.m. in the Leeds Community Center.

FINANCIAL STATEMENT: Russ made a motion to accept the financial statement as read. Stanley Roberts seconded the motion and all agreed.

MINUTES: The minutes were read and approved.

PUMP: Stan reported that the solar system that keeps the battery charged is useless. He has also purchased a new battery.

McMULLIN WELL RIGHT EXCHANGE: Stanley Roberts feels that no water rights should be allowed to leave the town and that the L.D.W.A. should therefore try to work out a solution to see to it that the well right of Val McMullin stay in this valley. The main concern of the board members was the fact that there is only a 1½" line from the sorgum mill to the cemetary at this time, with probably only a 3" sleeve. It was mentioned that if and when a tap were to be put in use in the cemetary area (other than the existing one), the line would not be adequate and that the developer would have the responsibility to up-grade the line. After much discussion, Russ Peine made the motion to have Herb Janson take the issue back to the Mayor to see if Val would sell the land and well-right to the Town of Leeds and then take the \$2,500 and buy a tap from the L.D.W.A. Stan Roberts seconded the motion and all agreed.

WATER SAMPLE: The last report was satisfactory with a reading of 16 and 1.

ATTY. JOHN PALMER: Susan Savage reported on her talk with John Palmer: he suggested that the land being annexed into the town be required to furnish its own water; that the L.D.W.A. cannot restrict its sales to 10 taps per year without a purpose; he was then told that the purpose was to slow down the growth so as to be able to see the consequences of each additional tap in use and to make sure that the water rights of others is not hurt. Susan said that John Palmer then said to stay with the 10 tap regulation because it was defendable. He advised that the board get together and draw up their regulations. It was agreed that the specifications on water need to be up-dated and that it needs to be spelled out that developers are to provide their own water. This could be done by converting irrigation to culinary, etc.

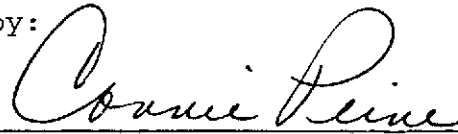
RENT OF IRRIGATION SHARES: Pres., Mel Green reported that he has been offered \$25 a share by Carlyle Stirling. Susan made the motion to rent the two shares of irrigation water to him at \$25 apiece for the period of June 10, 1984 to June 10, 1985. Ray Beal seconded the motion and all agreed.

TOWN COUNCIL REPRESENTATIVE: Herb Janson presented to the board a proposal from the Town Council that the L.D.W.A. be asked to pay to the Town of Leeds \$10 per month to help with the expenses incurred by the use of the Community Center. Ray Beal made the motion to pay the Town of Leeds \$10 a month for the use of the Community Center, there was a second on the motion and all agreed. Also reported was the fact that the Town Clerk will no longer serve as the waterboard secretary. It will therefore be necessary to work out some arrangement on the equipment shared by both (desk, typewriter, calculator, etc.) The sec. agreed to work out the details with Herb Janson. This action was in accordance with the board members.

NEW SECRETARY NEEDED: Pres., Mel Green agreed to post a notice in the post office, requesting anyone interested in the opening to get in touch with him. Connie Peine agreed to serve as secretary until such time as a new secretary would feel ready to assume the responsibility.

ADJOURNMENT: With no more business to take care of, Stan Roberts made the motion the adjourn at 10:15 p.m. There was a second on the motion and all agreed.

Minutes written and recorded
by:



Connie Peine, L.D.W.A., Sec.

Meeting was called to order by Pres. Mel Green at 8:14 p.m.

PRESENT at the meeting was Pres. Mel Green, V.Pres. Russell Peine, Stan Roberts, Sec. Connie Peine, Susan Savage, June Forsha, Ray Beal and Louise Stirling.

MEMORANDUM OF UNDERSTANDING: June Forsha was given a few minutes first thing to discuss the Memorandum of Understanding between Silver Reef and Leeds Water Cos. He said that Silver Reef did not have a copy and they would like to have Atty. John Palmer rewrite and up-date the original copy and asked if L.D.W.A. board members would object to signing it. He and our board members agreed that the Mem. of Und. is still binding and everyone agreed to sign.

WATER SAMPLE: Stan Roberts reminded June that he was to take the July water sample. The last water sample read '33-0'.

MONITORING WATER TANK: Ray Beal suggested a need to monitor the water tank, especially on a low-water year. Stan Roberts suggested getting the pump ready to use. Susan Savage was to contact Ray Carpenter to make the repairs that are needed in order to get the pump ready for use. Stan said he would go with Ray any time to check the pump and get it ready. Mel volunteered to go also.

WELL-RIGHT EXCHANGE: Stan Roberts made a motion that an agreement be written to the effect that the L.D.W.A. would not be obligated in any way in the town councils agreement with Val McMullin. We would agree to exchange the well-right for a water tap. Ray seconded the motion and all agreed. The developer would be responsible for any water lines.

MINUTES APPROVED: Ray made a motion to approve the May minutes. It was suggested that a correction be made in the May minutes to show that Susan had the unanimous approval of the board to talk to Atty. John Palmer. She did talk to him and was accompanied by Mel and Stan. Then the motion was seconded and the minutes were approved.

OUT-GOING SECRETARY: Ray Beal, on behalf of the whole water board, thanked Connie Peine, the out-going sec., for the fine job she had done as secretary and appreciation was expressed by everyone.

ACCEPTANCE OF NEW SEC.: Russell Peine made a motion to accept Louise Stirling as the new secretary. Susan seconded and all approved.

OFFICE EQUIPMENT: Susan made a motion to have Ray work with Herb Janson of the city council, to settle the matter of the present office equipment and in getting

what new equipment would be needed. Ray was also to check on prices for new equipment. Russ seconded. All agreed.

FINANCIAL REPORT: Outgoing secretary, Connie Peine, read the financial report. Stan motioned to accept it as read, the motion was seconded and all agreed.

ARTICLES OF INCORPORATION: Russ made a motion that all members of the water board read through the Articles of Incorporation to pick out the trouble areas. He suggested that they have a work meeting to revamp responsibilities of the L.D.W.A. Susan seconded. All agreed. It was decided to meet on Thursday The 19th of July at 8:00 p.m. at the home of Stan Roberts. The secretary is to call and remind them.

RETAINING ATTORNEY FOR L.D.W.A.: Susan brought our attention to the need of having an attorney for the L.D.W.A. Attorney John Palmer is attorney for the Town of Leeds. If differences came up between the town and the L.D.W.A. where an attorney was needed, his loyalties would have to be to the group who hired him. Susan suggested that the water board may wish to retain their own attorney. Ray suggested looking into insurance coverage against libel suits. Susan also suggested that we check at the courthouse to make sure we are recorded as a private company. Mel agreed to check before the Thursday night meeting. Susan was assigned to check with Atty. John Palmer on the question of a retainer. Russ was assigned to inquire about liability for a private company. All agreed to these assignments. Ray made a motion to adjourn the meeting at 10:30 p.m. Russ seconded and all approved and the meeting was adjourned.

Minutes written and recorded by:

Louise L. Stirling

Louise Stirling, L.D.W.A. Sec.

PRESENT: Mel Green, Stan Roberts, Ray Beal, Susan Savage, Russell Peine, and Louise Stirling.

MEETING CALLED TO ORDER by President Mel Green at 8:10 p.m.

WELL-RIGHT EXCHANGE: Stan Roberts suggested, again, to write a paper about the well-right exchange with Val McMullin, to present to the Town Council so that they, and the L.D.W.A. would have a copy of an agreement to the effect that the L.D.W.A. will not be obligated in any way as to the development of the well-right or in the town's agreement with Val. Mel Green suggested that we let the matter rest until the town or Val make a move.

FURNITURE: Ray reported on a second-hand desk that was bought from the Stanley Perry family for \$75.00 and has been placed in the Stirling home for the use of L.D.W.A. secretaries. The Perry's requested that they be given \$75.00 worth of credit on future tap rent. This will be done. It was also decided to go ahead and purchase an electric typewriter, a calculator and a three-hole paper punch for the use of the present secretary and future secretaries. Ray was put in charge of this project.

MINUTES APPROVED: Mel made a motion to approve the June minutes. Stan seconded and all agreed.

WASHBURN AND ROY METERS: Ray reported that he and Eldon Stirling had replaced the water meter at Victor Roy's home. They had also checked Henry Washburn's meter to see why his gallonage was so extremely high. They found multiple leaks that seemed to be old leaks that had gotten worse. It was agreed that since the leaks should have been rectified long before now, that the Washburns should pay their regular monthly fee of \$12.00 per tap per 30,000 gallons plus half of the overage with a warning that the leaks be fixed as soon as possible, as in the future they will be charged full price.

FINANCIAL REPORT APPROVED: Mel made a motion to approve the financial report. The motion was seconded and all agreed.

ENSIGN GRIFFITH: It was brought to the attention of the board that Ensign Griffith is moving away and will need to be replaced as meter reader. It was suggested that we advertise to fill our need. Stan motioned that the secretary put up a notice to see if anyone is interested. Anyone interested would contact the secretary and then it would be approved by the board. Motion was seconded and passed.

WATER SAMPLE FOR JULY: Stan questioned if the water samples had been received. They had been and the results were ~~0-0~~ 0-0.

FIVE-COUNTY ASSOCIATION OF GOVERNMENT: The possibility of using the Five County Association of Government to review the Articles of Incorporation and then give advice on any changes needed, was discussed. It was decided to talk with them.

JOHN PALMER RETAINER: Mel reported on his and Susan's visit with John Palmer. John Palmer declined to represent both the Town of Leeds, and the L.D.W.A. John P. suggested getting someone else to represent the water company. He felt that if there was conflict between the two he could not fairly represent them both. Conflict of interests would be the result of trying to do this. John Palmer suggested other lawyers and felt we needed to move quickly to get our own legal council. His first suggestion was 'Miles & Wright' and his second was, 'Snow & Nuffer'. Susan checked to see if these people worked in retainer. Miles declined any interest but Wright was interested and was willing to discuss a retainer. Nuffer was also interested and willing to discuss a retainer. Several board members favored talking to Snow & Nuffer.

It was felt by all board members that something should be done quickly to get on paper something to protect the L.D.W.A. from having to put in endless water lines at a cost that would be detrimental to the company.

Russ made a motion that we should talk to Snow & Nuffer very soon about a retainer and taking L.D.W.A. on as a client. He suggested that we should also take to them the available information that would familiarize them with the situation.

Susan was asked to make an appointment for she and Mel and anyone else that wanted to be included, to meet with Snow and Nuffer and talk over the problem very soon. It was decided to try and get together with Nuffer tomorrow evening at 6:00 p.m. here in Leeds. (This did not work out, however.)

I was asked to put in the minutes, two motions made at the work meeting of the board members that was held in June. The first motion was made by Stan, to pay John Palmer a retainer fee. Seconded by Russ, with unanimous approval. The second motion was by Russ to take all available material to John Palmer and ask his advice on what should be done. Stan seconded and all approved.

Due to the fact that the lights went out at about 10:10 p.m., Ray made a motion to adjourn the meeting. Susan seconded, all approved.

Minutes taken: as recorded by Louise Stirling
L. D. W. A. Secretary

President Mel Green conducted and called the meeting to order at 8:30 p.m.

Prayer by Stan Roberts.

Present were: Mel Green, Stan Roberts, Susan Savage, Ray Beal and Louise Stirling.

APPROVAL OF FINANCIAL REPORT: Stan Roberts made a motion to approve the financial statement. Susan Savage seconded the motion, all agreed.

APPROVAL OF MINUTES: A motion was made to approve the minutes, a question was raised and we never got back to the minutes.

NEW DEVELOPMENT AGREEMENT: Mel asked if anyone disagreed with anything in the new water development agreement. Everyone accepted the agreement. It was agreed that the agreement should be recorded at the Court House.

WATER FOR ANNEXATIONS AND SUB-DIVISIONS: Ray asked if new annexations that are considerable distance from present town boundaries, could require the L.D.W.A. to furnish them with water or would they need to come up with their own. It was felt that as long as water is available we couldn't turn them away. However, sub-divisions would be required to submit plans for their own water supply along with their sub-division plans.

RECORDING L.D.W.A. AS PRIVATE COMPANY: Susan

suggested that L. D. W. A. should be recorded at the court house as a private company. Everyone agreed that it would probably be good to do that.

DEVELOPMENT AGREEMENT TO BE MADE AVAILABLE TO THE PEOPLE: Susan also wondered if people applying for annexation should be notified of the new development agreement. The board felt that those people should come to us for information. Most of the board members felt that anyone applying for annexation or buying a home or property should make a point of finding out about water before doing anything else. It was agreed that the agreement should be made available to people to read if they desired to do that.

The board also agreed that the Town Council should tell people applying for building permits about the water situation in Leeds.

Ray suggested having copies made up and available at the home of the secretary and let people know that they are available. Someone suggested letting the real estate people know about our water system so they can clue in any prospective buyers in this area.

WATER CERTIFICATES: Ray turned in the Water Right Certificates to be filed. Mel is to find out if they need to be recorded.

QUESTIONS ABOUT NEW AGREEMENT: The board members read through the new agreement together.

There was a question on Article-7. It was felt the word "member" should be changed to "board member".

When we read about gallonage the Secretary was assigned to research minutes to find why the quota of water was cut to 30,000 gallons.

QUESTIONS ON BY-LAWS: The Board also read through the by-laws.

There was a question on Section I in Article II on the wording about "membership".

SHARE HOLDERS MEETING: Susan asked when these documents would be passed in a share holders meeting. Mel said as soon as everything is corrected and finished up. Mel suggested that Att. Nuffer come up and present it to the stock holders and be there to answer questions. Somewhere around the middle of October was suggested as a tentative time. Nuffer will need to be contacted about the time that will be convenient for him. It was decided that Mel and the board members would meet with him again before the share holders meeting.

The secretary was assigned to add up town gallonage and compare with the master meter reading.

Stan made a motion to adjourn meeting, Ray seconded, all agreed.

Meeting was adjourned at 10:30 p.m.

Minutes taken and recorded by secretary, Louise Stirling.

CORRECTED MINUTES OF LEEDS DOMESTIC WATERUSERS MONTHLY MEETING FOR THE
MONTH OF OCTOBER 11, 1984

Present: Pres. Mel Green, V. Pres. Russell Peine, Stan Roberts, Susan Savage, Louise Stirling with Ray Beal coming in about 9:00 p.m.

Pres. Mel Green called the meeting to order at 8:11 p.m. and also gave an opening prayer.

Mel made a motion to approve the August minutes, which was not done in the last meeting. After a short discussion, Susan seconded and all approved.

WATER CERTIFICATES RECORDED: Mel said that the water certificates had been recorded. He also said that he talked to Att. Nuffer about the question raised on Sec.I-Art.II on the word 'membership'. Members of the waterboard cannot be sued as it is against the state law.

COPIES OF BYLAWS AND ART. OF INCORP. TO BE KEPT ON HAND: The secretary was assigned to have 12 copies of the up-dated By Laws and Articles of Incorporation made up to be available for people to read. They must make a \$5.00 deposit on each copy taken which will be returned to them when the copy is brought back in good condition. She is also to put a note in the next water bill letting people know about this and also to tell them that a copy is posted at City Hall and the post office.

WHY 40,000 GALLON MAXIMUM WAS DROPPED TO 30,000: Past minutes were searched as to the question of why the maximum water use was dropped to 30,000 gallons from 40,000 gallons and the minimum monthly charge raised from \$10.00 to \$12.00. Past records say it was done to accumulate the necessary funds to accomplish needed improvements to the water system, including purchasing and installing a larger pump. It was understood at the time that when this project was completed that if it were feasible, the rates and the gallonage would be adjusted back to what they were. The improvements have been made but, there was some question as to whether the larger pump had been installed. Susan was assigned to inquire of her father about it.

SPECIAL STOCKHOLDERS MEETING: Stan suggested that the stockholders meeting to explain the up-dated By Laws and Articles of Incorporation be put off until February and be held in conjunction with the regular yearly stockholders meeting. Mel said he thought it should be sooner as the up-dated documents would not be in force until they had been voted on by the stockholders. Stan then said that when he read the By Laws and the Articles of Incorporation he failed to see the "10 taps yearly" restriction included. Mel said he would talk to

Nuffer and have him put it back in. Everyone felt that it should be kept in. Mel will also talk to him about the shareholders meeting and posting the documents and get his suggestions on anything else that he feels we should do. It was also strongly felt that the pump should be run on a trial basis in the near future simply to check it out.

Susan mentioned that she will be moving two cabins onto her property behind her father's place soon. She will not be wanting to hook up to her water taps at the present time, but did inquire about what she would need to do to be eligible to hook into the line in the future, sometime after the 6" line is run out to residents north of town. The board members all agreed that the 6" line should be put in as soon as possible.

Mel asked the secretary to bring Att. Nuffer's itemized bill to the next meeting.

Stan made a motion to adjourn, it was seconded and all approved.

Minutes taken and recorded by Louise Stirling, Sec. of L. D. W. A.

LEEDS DOMESTIC WATERUSERS ASSOCIATION MONTHLY MEETING HELD 4th DECEMBER 1984

Present were Pres. Mel Green, V.Pres. Russell Peine, Ray Beal, Susan Savage, and Louise Stirling.

Mel conducted and called the meeting to order about 7:15 p.m.

MINUTES: The last meeting held was in October so Mel asked if everyone approved the October minutes. Susan suggested that the correct wording should be By Laws and Articles of Amendment instead of Development Agreement. A couple of other places were corrected by other board members and with the secretary's promise to correct and rewrite the minutes as suggested, they were approved.

LARGER PUMP: Ray reported that a larger pump had never been purchased, hence never installed.

LOAN FROM STATE WATER RESOURCES: Mel said he had been contacted by the State Water Resources and that he was told that we could possibly obtain a loan from them if we needed money for improvements in our water system. He suggested that maybe we could borrow enough to put in a 6" line out to Frank Allens and Savages and a few other places that need up-grading. Everyone thought it was an idea that should be considered.

FINANCIAL REPORT: Susan made a motion to approve the October financial report. Ray seconded. All approved.

WATER FOR LORIN LEE: Ray mentioned that at the last town meeting, Lorin Lee said the L.D.W.A. Board had approved water for his alleged plans, but that he did not remember of that every having been talked about. Mel said that he had talked with Lorin and told him he could have water just as soon as he made himself eligible for it by fulfilling the development requirements.

IS L.D.W.A. A PUBLIC UTILITY: Ray asked if L.D. W. A. is considered a public utility. No one could answer that so he suggested asking Atty. Nuffer about it. He also suggested that Nuffer come up early on Thursday in order to talk over a few questions, such as this one, before the special stockholders meeting to be held Thursday the 6th. It was thought to be a good idea to have a few copies of the Development Agreement made up to have on hand for people to read. Mel said he would contact Nuffer about coming early.

Susan inquired about how the ballots would be distributed on Thurs. Ray said there were special envelopes. The secretary was assigned to find them and bring them up to date.

Ray made a motion to adjourn. Russell seconded. All approved.

LEEDS DOMESTIC WATERUSERS SPECIAL STOCKHOLDERS MEETING HELD ON

6th DECEMBER 1984.

Meeting called to order by Pres. Mel Green at 7:38 p.m.

Board Members present were Mel Green, Russell Peine, Susan Savage, Ray Beal, and Louise Stirling.

Attorney Nuffer was also present. Others present numbered approximately 50.

Opening prayer by Carlyle Stirling.

Mel spoke briefly, telling the purpose of the meeting--'why the By Laws and Articles of Ammendment were up-dated', etc. He thanked past Water Boards for bringing the water company to the present good situation. He told the people about the pure water signs that are being given to us. He then introduced Atty. Nuffer, but before turning the time to him, Mel invited the people to write down any questions they might have, to be gathered up and answered by Atty. Nuffer.

Atty Nuffer explained that the original charter had been made up in 1931 and amended a few times through the years. The By Laws were adopted in 1961. He explained that these documents were badly in need of being brought up to date in order to be in line with the present laws.

He explained the Articles of Incorporation first. He then explained the By Laws. They were amended last in 1961. He said they should be gone over every 4 or 5 years to keep them current with the changing laws. So we can see that they were very much in need of being up-dated.

He explained that those who did not hold water certificates could not be allowed to vote.

Those who had questions wrote them on paper and handed them into the attorney and he read and answered them. There were only a few.

Those present who did not have certificates and were not allowed to vote were:

Mark Ellis

Horst Prison

Fred Friese

The voting was unanimous in the affirmative for both items, 46 for each.

Atty. Nuffer did a very fine job in explaining the up-dated documents. There was a good feeling among the people who were there. Everyone seemed to

understand the reasons for the up-dating and were in full agreement with what was done. Several people mentioned that the water board had done a very fine job in the way the up-dating and the special L.D.W.A. Stockholders meeting was handled. Everyone there felt that it was a very good idea to have our Attorney come and explain what had been done. That way no one questioned the validity of what was done and everyone clearly understood what had taken place in the up-dating process and why it had to be done. Everyone seemed satisfied with the final results of the up-dating and the with the stockholders meeting.

The meeting was adjourned at approximately 9:00 p.m.

ROSTER OF SHAREHOLDERS PRESENT AT MEETING
DECEMBER 6, 1984, AND RECEIVING BALLOT

Name	Certificate No.	Received Ballot
<u>John Seiler</u>	<u>150</u>	<u>1</u>
<u>Henry Washburn</u>	<u>140-141-325-333</u>	<u>4</u>
<u>Leeds Ward</u>	<u>165</u>	<u>1</u>
<u>Don Fawson</u>	<u>138</u>	<u>1</u>
<u>ELdon Stirling</u>	<u>167</u>	<u>1</u>
<u>Herbert Janson</u>	<u>169-354</u>	<u>2</u>
<u>Ray Beal</u>	<u>123</u>	<u>1</u>
<u>Albena Smith</u>	<u>181</u>	<u>1</u>
<u>Russell Hilfiger</u>	<u>355</u>	<u>1</u>
<u>Errol Pickering</u>	<u>185</u>	<u>1</u>
<u>Frank Allen</u>	<u>176</u>	<u>1</u>
<u>Clynn Davenport</u>	<u>144</u>	<u>1</u>
<u>Ross Savage</u>	<u>14-26</u>	<u>2</u>
<u>Leeds Town</u>	<u>163-173</u>	<u>2</u>
<u>Ray Brown</u>	<u>160-172</u>	<u>2</u>
<u>Ramon Armstrong</u>	<u>111-118</u>	<u>2</u>
<u>Glenn Beal</u>	<u>36-309-331</u>	<u>3</u>
<u>Robert Cuff</u>	<u>332</u>	<u>1</u>
<u>Carlyle Stirling</u>	<u>87</u>	<u>1</u>
<u>Joseph VanSeters</u>	<u>304</u>	<u>1</u>
<u>William W. Schweer</u>	<u>108-319-334</u>	<u>3</u>
<u>Russell Peine</u>	<u>356</u>	<u>1</u>
<u>Melvin Green</u>	<u>339</u>	<u>1</u>
<u>Susan Savage</u>	<u>320-207</u>	<u>2</u>
<u>Ervin Winsor</u>	<u>147</u>	<u>1</u>
<u>Wayne Hafen</u>	<u>54</u>	<u>1</u>
<u>Vere McMullin</u>	<u>9-327</u>	<u>2</u>
Charles Walsh	88-162	2
Stanley Perry	133-347	2
Dennis Klein	336	1

[257001]

Fred Friese-Mark Ellis-Horst Prison were present but had failed to transfer their stocks to their names and were unable to vote.