

Jan. 1996
Leeds Domestic Waterusers Assn.
289 NORTH SILVER MEADOWS
PO. Box 460627
Leeds, UT 84746-0627

PRESIDENT: PAUL DENSLEY
VICE PRESIDENT: ROBERT COXEY
SEC. TREASURE: SANDRA BROWNING

879-2206
879-2376
879-2345

COY WILEY 879-2723
RAY BEAL 879-2238
SCOTT HAYS 879-2457

LDWA MONTHLY MEETING JANUARY 12th, 1996 LEEDS TOWN HALL

THOSE IN ATTENDANCE: President Don Stephens, Paul Densley, Sandra Browning, Thomas Stirling, Robert Coxey, Susan Savage, and Mel Evans of the Town of Leeds.

CONDUCTING: President Don Stephens

PRAYER: Susan Savage

MINUTES: The minutes were discussed and Robert Coxey made a motion to approve the minutes and Thomas Stirling seconded the motion and all approved.

FINANCIAL STATEMENT: After a discussion of the financial statement Paul Densley moved to approve the financial statement and Susan Savage seconded the motion and all approved.

EIGHT INCH LINE: The board received a final breakdown on the cost of the eight inch water line improvement, which was approximately \$71,000.00. The chip and seal road covering has not be done around the cull de sac by the master meter at Silver Reef. Don plans to talk with Richard Freeman, who is the new president of Silver Reef Special Service District, about splitting the replacement cost for we only disturbed half the area with our digging. It would be better to resurface the whole area if possible.

WATER LEAKS: Don Stephens and Thomas Stirling fixed the water leak in front of Brad Lewis' home. Thomas Stirling suggested that a main shut off valve be put in the main water line in the center of town so water could be shut off when a problem occurs.

METERS: Lowther's meter was misread and they were happy to received a credit on their billing. Thomas Stirling covered some old meter boxes South of Town that were not being used. Ned Sullivan volunteered to put a load of dirt over the area.

COMMERCIAL RATES: The LDWA Board members put together a proposal for commercial rates and each member signed it. All commercial rate customers were sent a copy of the proposal. Also this proposal will be attached to the by-laws to explain to future board members when this was done and why.

SAFE SIDEWALKS: Don Stephens proposed to put up sufficient money to handle the rerouting of our water line so the town can put in new side walks. The LDWA's water main runs almost through the center of the irrigation culvert, so Don Stephens proposed to either move our line under or over the culvert. If we go under we would have to put four 22 1/2 degree elbows starting where the line is covered with the culvert and going to end of the culvert. We would cut the line and put a 22 1/2 elbow down and another 22 1/2 elbow going under the irrigation line and 22 1/2 coming up and another 22 1/2 to level it out. So all we would need are four 22 1/2 elbows, a little extra pipe, some digging, and some labor. Don Stephens suggests the line go under culvert to protect it from being dug up. Thomas Stirling suggested to hire the job done because we do not have the equipment. A valve could be put in (by the side walk) so water can be shut off as needed.

Paul Densley said he preferred to go over the culvert. Mel Evans said that there would be a two foot clearance. Paul said that would be plenty of clearance. Plastic 900 pipe will be used, it is an inch thick. The line must be completed in one session of work so people will have a minimum of discontinued water service.

Don Stephens suggested that one thousand dollars be set aside for this project and Paul Densley was assigned to contact Russ Peine to find what the project would cost and the work involved. Some of the work will be contracted out. The job still needs to be approved by the State and when it is, the LDWA will move quickly to get it done. Don asked if any board member objected to the project and no one objected.

WATER LINES: Thomas Stirling told the board that when any digging is done in town around the main road that a permit is needed from the State and also if digging is done in town then a city permit is required.

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NEW WATER APPLICATION: A new application was formed and Don suggested that this be put in a resolution form and be used for each new applicant for water service. Don read the application for water service.

Susan Savage suggested that the amount of \$16.00 not be put in the application but instead, put monthly service fee. This was approved by the board members. Don told the board that when a \$500.00 deposit is paid, that water is appurtenant to the property.

NEW BUDGET: Don Stephen explained that our operating budget is taken from monthly service fees. (\$16.00) Anything else would be used for line update and improvements.

CONTRACT LABOR: Susan Savage presented the board with a copy of a contract she put together for the meter readers. Corrections were made and the board approved the contract.

She was asked by Don Stephens to send a letter and a copy of the contract to our attorney Rick Hafen. We want the attorney to give us his opinion on the contract and if we are in jeopardy to pay withholding, FICA and Medicare. And if there is a liability problem.

WATER QUALITY: Robert Coxey has five letters to be written and asked if he can meet with Sandra and get these done. One letter goes to the Forest Service for application to put a fence around the Spring and another to the BLM for application for a fence around the Well. There will be no fees only the cost of the fences. The other letters have to do with water quality. An appointment was made to get two of the urgent letter written in two weeks.

WATER TAP: Butch Bullard has applied for a water tap and he qualifies to receive one.

THE ANNUAL SHARE HOLDERS MEETING: FEBRUARY 6TH, 1996 at 8:00 p.m. at the Leeds City Building

Don told the board that there would be no by-law change and nothing to approve. The budget and financial statement will be sent in the letters to the shareholders. Anything that needs to be put in the notice to the shareholders must be to Sandra by this Monday, January 15, 1996.

The minutes, budget, and financial statement will be presented for a vote of approval. Stewardship of the LDWA will be given for the year. Water quality will be discussed. Proposed goals for 1996 will be presented. Commercial rates will be presented. How the corporation stands and etc. A discussion period will be opened up to the shareholders. Then election of the new officers.

Assignments:

1. 1995 ACCOMPLISHMENTS by Thomas E. Stirling
2. 1995 Financial Statement by Paul Densley
3. WATER QUALITY by Robert Coxey
4. PROPOSED 1996 GOALS by Susan Savage
5. COMMERCIAL RATES by Don Stephens

ROBERT COXEY MOVED TO ADJOURN THE MEETING.

Shareholders Feb. 1996

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ANNUAL SHAREHOLDERS MEETING
8:00 P.M.

FEBRUARY 6TH, 1996

LOCATION: LEEDS TOWN HALL

BOARD MEMBERS PRESENT: PRESIDENT DON C. STEPHENS, VICE PRESIDENT THOMAS E. STIRLING, SUSAN SAVAGE, ROBERT COXEY, PAUL DENSLEY, AND SECRETARY SANDRA BROWNING.

SHAREHOLDER'S SIGNED IN AND RECEIVED BALLOTS FOR VOTING AS THEY ENTERED THE MEETING. THIRTY THREE BALLOTS WERE HANDED OUT.

CONDUCTING: President Don C. Stephens

PRAYER: Roy Brewer

WELCOME: President Don C. Stephens

MINUTES: The minutes from the February 7th, 1995 shareholder's meeting were read, and discussed and corrections made and Paul Densley moved to approve the minutes as they were corrected and Bert Leany seconded the motion and all approved.

1995 ACCOMPLISHMENTS: Vice President Thomas E. Stirling told the shareholders that the 8 inch line from Silver Reef to the cement tank was completed. Robert Weight asked if the 4 inch line was abandoned and Don Stephens replied that it was not and was still in use. Thomas explained that a new meter and additional work was done at the cul de sac at Silver Reef. These were the major items accomplished by the board members. Also board members walked the water line from the spring to the green tanks. A work crew cleaned up the area around the spring.

1995 FINANCIAL STATEMENT AND THE 1996 BUDGET: Paul Densley reviewed some of the financial statement and the budget for 1996 both were sent to the shareholders in their notice of annual shareholders meeting. Paul told the shareholders that money has been set aside for several things such as, the safe sidewalk project in the town of Leeds; where water lines will be placed in a covered conduit. Fences to be put around the spring and well. The loan on the two green tanks was paid off in 1995.

Additional water is available and we are searching for more. A geological survey by the State is holding up our plans to buy more water.

If the shareholders approve of our search for more water; we would like your approval. Wilma Beal made a motion for the LDWA to search and buy more water and Mrs. Robert Stockwell seconded the motion and all approved.

WATER QUALITY: Robert Coxey explained that our water samples are tested once a month in Cedar City at Southern Utah University. Once a year tests are done on Lead and Copper. A Sanitation survey was done by the State. Robert is working on the source protection program which is a very extensive program, but when completed will eliminate many of the test we are now required to do.

Fences are planned to be put around the spring and the well. We must receive approval from the Forest Service who owns the land around the spring and the BLM who owns the land around the well. Also an additional well is in our projected plans.

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1996 PROPOSED GOALS: Susan Savage mentioned fences to be place around the well and spring for one goal for the future. Back flow preventers are not required by law but are being installed as work is done on old meters or new meters with back flow preventers are put in. The water line South of town needs to be looped to prevent air and dirt from being in the line. Several meters need to be cemented in. The board plans to organize and clean the storage trailer. There are a few things that need to be done to the eight inch line. A pressure regulator is another item to be installed in the eight inch line. The vegetation at Silver Reef that was disturbed when the lines were put in, needs to be replaced. Easements need to be filed on as we cross new properties with our lines.

COMMERCIAL RATES: Don Stephens explained how the commercial rates are determined. The shareholders were told that commercial rates will be \$16.00 per 20,000 gallons and the next 20,000 gallons will cost sixty cents per 1,000 gallons used. For each 1,000 gallons over 40,000 gallons per month the cost remains as is; \$1.00 per 1,000 gallons.

Mrs. Stockwell asked what we do with those who do not pay their water bill. Don explained that bad accounts are billed monthly and a interest charge is added and then a certified letter is sent and the President contacts each over due account to try to work out a solution. If all falls then the water is shut off. (only after much consideration by the board.)

SHAREHOLDER'S QUESTION AND ANSWER PERIOD AND ADDRESSING ISSUES OF CONCERN BY DON STEPHENS: A shareholder asked for proxy vote and after a discussion it was decided that a proxy vote could not be used because we select board members from those attending the annual shareholders meeting.

SELECTION OF THREE JUDGES TO HELP WITH THE VOTING: Don Franks, Jeff Kreuger, and Bill Schweer.

MEMBERS GOING OFF THE BOARD OF DIRECTORS: Don Stephens, Susan Savage, and Thomas E. Stirling.

NOMINATION OF SIX SHAREHOLDERS: THREE ELECTED FOR BOARD OF DIRECTORS

COY WILEY
SCOTT HAYES
SUSAN SAVAGE
ROY BREWER
BLAINE SCHOUTEN
RAY BEAL

Don Goddard moved to close the nomination, and Wilma Beal seconded the motion.

NAME OF THREE NEW BOARD OF DIRECTORS:

COY WILEY
SCOTT HAYES
RAY BEAL

MEETING WAS ADJOURNED

EXECUTIVE SESSION: Board of Directors and the secretary met to elect new officers and take oath of office for 1996.

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PRESIDENT: PAUL DENSLEY
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Executive session was adjourned.


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MONTHLY MEETING OF THE LEEDS DOMESTIC WATERUSERS ASSOCIATION
MARCH 8TH, 1996 AT 7:30 P.M. AT THE LEEDS TOWN HALL

THOSE IN ATTENDANCE: PRESIDENT PAUL DENSLEY, ROBERT COXEY, RAY BEAL, SCOTT HAYES, AND SANDRA BROWNING. COY WILEY WAS OUT OF TOWN AND EXCUSED.

CONDUCTING: PRESIDENT PAUL DENSLEY

PRAYER: PAUL DENSLEY

MINUTES: After a brief discussion, Robert Coxey moved to approve the minutes and Scott Hayes seconded the motion and all approved.

FINANCIAL STATEMENT: Financial statement was not approved because board members did not receive a copy. It will be approved at the April meeting. Copies will be sent to board members.

APPLICATION FOR WATER SERVICE: President Paul Densley showed the board the new application for water service that was put into resolution form. The board reviewed it and Robert Coxey moved to approve it and Ray Beal seconded the motion and all approved.

NEW R V PARK: The new R V Park, that is being developed in Leeds, has not yet made application for water service, but will be ready soon. We will want to meet and review this commercial account. We might want to install a larger meter.

PAST DUE: The board turned off a shareholder's water, because he had not paid for over a year. He paid his bill and the water was turned back on.

Robert Herpel contacted Paul Densley and said he was taking over the Herpel home. Bill any past due and any current amount to him. Robert wants to put the certificate in his name.


The board discussed past due accounts and it was decided that two board members should be present when collecting bad accounts and also when meters are pulled. It was suggested to compose a form letter to send to delinquent accounts. Board members discussed the possibility of using shareholders with past due accounts to work out their bills. Liability may prohibit shareholders from working off their bills.

WATER LINES: Shut off valves on the water lines in town are hard to find and Scott Hayes will get a map of the town of Leeds and then meet with Thomas Stirling and Gene Hansen to color code the shutoffs and also color code the houses those valve shut off.

Ray Beal told the board that he has some plotting paper and most everything drawn on. The new lines are not on it. Scott will get with Ray and see what is on his map.

MAIN STREET PROJECT: Our portion of the main street project has been completed. (Covering the water lines so a sidewalk can be put over it.) We had budgeted a thousand dollars for this project and it may cost us a little more.

RESOLUTION FOR PAST DUE ACCOUNTS: The board desires to make a resolution giving the shareholders 90 days to pay their water bill and then a notice will be sent out thirty days before their water is shut off.


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RESOLUTION: Any account over 90 days delinquent will be given 30 days to pay past due amount and if not paid in that time; their water serviced will be disconnected. A \$20.00 service charged will be added. (For disconnection and reconnection of water service).

OUR BILLING BOX: The box for LDWA checks is still at Don Stephens and will remain there; until we can put a notice in the billing next month stating it will be moved to Ray Beal's fence.

DUTIES: Coy Wiley will take over Susan Savage's assignment. Seeing that the meters are read. Scott Hayes was signed to meter installation and maintenance. This can be contracted out. Paul went to Scholzen's and got materials to put in five taps. Ray Beal is in charge of new projects. Paul Densley will over see past due accounts. Board members will help with this assignment. Robert Coxey will keep his same assignment. (The Source Protection Program and the water testing program.)

When needed each board member can get help from other board members. Or contract out work.

Ray Beal explained to the water board that if this job with the LDWA interferes with his calling as Bishop then he will have to resign.

LEGAL: Paul Densley showed the board a "Meter Reading Service Contract" that our attorney, Rick Hafen, put together for the LDWA. He told Paul that if we have our meter readers read this contract and sign it; that we will be exempt from any liability.

Paul also told the board that the last LDWA board talked of putting the water reading out for bid. This might be something we to consider.

The Johnson's have asked for a raise to read the meters. It takes about 5 hours to read the meters. And we pay them \$50.00 a month. Scott Hayes suggested that the Johnson's be paid a certain amount for each new meter read. The board members felt this was a fair way to pay for reading the meters. The amount will be figured and approved by LDWA.

BLM AND FOREST SERVICE: Robert Coxey got a phone call from the BLM and he was told that the permit we have with them allows us to fence the spring and also the Forest Service permit allows us to put in a fence. He asked the BLM and the Forest Service for a letter in writing as to our rights. And they agreed to send a letter.

WORK TO BE DONE: A. Walking the line to be done March 19th, Tuesday, at 3 p.m. It will take about four hours.

B. Trailer cleanup. Paul Densley and Del Butterfield stacked wood by the trailer at the cement tank to be burned. Paul talked to Don Fawson, the fire chief, and he said that he would stand fire watch while the LDWA burns the trash.

Don Goddard said he would buy the old rusty pipe at the trailer for a penny a pound for fencing and etc. if it meets the approval of the board. This was approved.

CHURCH PROPERTY: Tim Apple at the church house at Silver Reef was not happy with the job that was done when the 8 inch pipe was put in. They would like to have the LDWA replace the grass. Paul is looking into finding grass seed for the area.

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RURAL WATER CIRCUIT RIDER: Paul Fulham stopped at Robert Coxey's home and asked Bob if there was anything he could help our company. A new schedule on water sampling will be out and we need to watch for it in the mail.

Robert Coxey moved to adjourn.

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MONTHLY MEETING OF THE LEEDS DOMESTIC WATERUSERS ASSOCIATION
APRIL 13TH, 1996

THOSE IN ATTENDANCE: PRESIDENT PAUL DENSLEY, ROBERT COXEY, RAY BEAL, COY WILEY, AND SANDRA BROWNING. (SCOTT HAYES WAS ABSENT.)

CONDUCTING: PRESIDENT PAUL DENSLEY

PRAYER: RAY BEAL

MINUTES: After some discussion Ray Beal moved to approve the minutes and Robert Coxey seconded the motion and all approved.

FINANCIAL STATEMENT: The financial statements for February and March were discussed and Robert Coxey moved to approve both financial statements and Coy Wiley seconded and all approved.

APPLICATIONS FOR NEW WATER TAPS: Merlin Sullivan (for Clayton Sullivan), and Craig Sullivan were present. Paul Said that they were probably concerned about the fee that had been mentioned to cover the cost of the new line starting from the hydrant in front of Watkins and down Valley View and up Mulberry to main street past Hatch's and Weight's. Paul mentioned to those who made application for water off of that line that there would be a \$6.20 per foot line charge which is the cost that we came up with based on the cost figures that we could retrieve for putting that 6 inch line in and extending that line beyond the fire hydrant going South and up main street and tying it into the line there.

Paul talked to Jim and he talked to Craig about this charge but he has not talked to Merlin Sullivan about this charge. Paul asked if Merlin has a question about this charge. *

Merlin said he did have questions. Merlin asked if Paul was at shareholder's meeting a year ago. Merlin wanted to discuss that problem at that meeting and Gene Hansen would not discuss it at the meeting and had remarks stricken from the minutes. Gene Hansen said that he would take it up with the board members at their meeting. Merlin said that Gene sent him bills for \$4200.00 for the new line and he refused to pay them. He still refuses to pay for the line because Gene Hansen told Merlin that the State made them put in that line.

Merlin feels that he is being singled out and that others did not have to pay for new lines. He said that he would be glad to do his part if Paul can show that others have paid for their lines. Paul said that he would search this out and let Merlin know what he found. Paul stated that ever since he has been in the LDWA that the new lines have been paid by the property owner.

Craig Sullivan was concerned that he would have a tap were he has paid only \$500.00 down. He was assured that with the \$500.00 down payment he has a tap in his name. Merlin. Craig Sullivan asked, if he did have to pay for the new line that he could do it by 100 foot increments. Clayton objected to having to pay for new lines when there are others on the line and haven't paid more than their \$2500.00.

Merlin asked to be able to pay \$2500.00 for a tap so they could get started building. The city has already approved his plans. Coy Wiley made a motion to accept Merlin Sullivan's application with the stipulation that if we find a new resolution to the affect that new lines have to be paid for by the land owner; then he will have to pay for the line per frontage foot, Ray Beal seconded the motion and all approved.

Mel Evans told the board that the Leeds Mayor does not feel that the 10 taps a year limit is necessary and the town will side with a land owner if they want to build a house and a tap is not available. Mel said that the LDWA is dictating land usage. And the LDWA said that we can not sell more water than we have.

* Here Hansen's rebuttal is attached *

MAY 5, 1996

LEEDS WATER BOARD:

WOULD YOU PLEASE ADJUST OR AMMEND THE MINUTES FROM YOUR APRIL 12, 1996 WATER BOARD MEETING TO SHOW THAT:

GENE HANSEN DID NOT TELL MERLIN SULLIVAN THAT IT WAS A STATE POLICY OR REQUIREMENT TO PUT IN A SIX INCH LINE FROM VERN WATKIKN'S HOME TO THE WEIGHTS' HOME.

THE STATE OF UTAH DOESN'T TELL TOWNS WHERE TO PUT TELEPHONE, POWER, OR WATER LINES.

MERLIN WAS TOLD THE REASON WE WERE PUTTING THE SIX INCH LINE IN WAS TO UPGRADE THE QUALITY OF OUR WATER SYSTEM, AND ELIMINATING ANOTHER TWO INCH DEAD END LINE SIMILAR TO THE ONE THAT GOES TO HIS RESIDENCE.

LIKE ANY OTHER SUB-DIVIDER OR PROPERTY OWNER THEY WOULD BE ASSESSED A FRONT FOOTAGE FOR THE COST OF THE IMPROVEMENT. THAT THE PROPERTY OWNER COULD PAY THEN, OR WAIT UNTIL THEY WANTED A WATER TAP IN THAT AREA, AND THAT THE WATER COMPANY WOULD PAY THE INSTALLATION COST AND RECOUPE THEIR EXPENSES AT THE TIME THEY APPLIED FOR A NEW TAP. OR THE DEVELOPER COULD INCREASE THE SALE PRICE OF HIS LOTS TO PAY BACK THE WATER CO.

THANK YOU,

GENE HANSEN

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TRADE WATER: Mr. Bluth was in attendance and introduced himself and said that he has 30 acres above the cement tank. He has a well and will exchange water in his well for taps. (The point of diversion would have to be changed from his well to our well.) Paul asked Mr. Bluth to write a letter of intent and the board will review his letter and give him an answer. Robert Coxey said the LDWA is very interested in working with him.

CHAIN LINK FENCE: *Paul Densley*
~~Robert Coxey~~ will meet with Ron Fowls and get a bid to put in the fences around the Spring and the Well.

MAIL BOX: The billing box is at Coy Wiley's home. (We need to get letters to put on the side of the box so people will know it is the LDWA's box.)

PAST DUE ACCOUNTS: The board wants a letter in all past due accounts to tell them what will happen if they do not pay their bill. Also the board is considering a \$5.00 service charge. Board members will go visit past due accounts. Paul and Coy will meet with the Lefflers to see if there is a solution to their problem. (Owner of the home is not paying the water bill.)

LEAKING WATER LINES: Coy Wiley and Eldon Stirling fixed Helen Hood's water leak. There is another leak that the board members need to check into on that line.

WATER PROTECTION PROGRAM: Robert Coxey will meet with Sandra Browning to finish up the letters and reports and get them in the mail for the water protection program.

SAFE SIDE WALK PROJECT: We have completed our part of the safe sidewalk project and Paul asked if all the bills have been paid and Sandra felt there are a few more bills from Scholzen's that we do not have yet. Most everything is taken care of.

BROKEN WATER LINE: Shawn Lindsey broke a water line when the gas line was put in and left shareholder's without water for some time. But he talked with Coy Wiley and stated that because he did not have the location of all the water lines that he was not responsible for the breakage and the expense. (Down Mulberry lane.) But Shawn Lindsey did use some of his flex pipe and he drilled through with a torpedo type drill and he and his crew did do all the digging and stayed late on Saturday. Coy and Eldon went up to the trailer and got material that were there to fix the line. Bob and Coy also covered up the holes in the shareholder's yards. Coy felt that a letter of thanks should be sent to him and his crew for the work done to reinstall our water service. Paul will write this letter.

BLUE STAKES: We are going to participate in the blue state. We have an application that needs to be filled out and we will complete this and then send it in. The LDWA approved to work with the Blue Stakes at last months meeting.

TOWN OF LEEDS: The town of Leeds is going to require an encroachment permit for any digging in Leeds and the LDWA will need this permit. They have not passed an ordinance as of yet.

ROBERT COXEY MOVED TO ADJOURN THE MEETING.

May 1996

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MONTHLY MEETING OF THE LEEDS DOMESTIC WATERUSERS ASSOCIATION
MAY 10TH, 1996

THOSE IN ATTENDANCE: PRESIDENT PAUL DENSLEY, ROBERT COXEY, RAY BEAL, SCOTT HAYES, COY WILEY, AND SANDRA BROWNING.

CONDUCTING: PRESIDENT PAUL DENSLEY

PRAYER: RAY BEAL

MINUTES: The minutes were discussed and corrections made and Robert Coxey moved to approve the minutes as they were corrected and Scott Hayes seconded the motion and all approved.

FINANCIAL STATEMENT: The financial statement was discussed and questions were asked and all was in order. Ray Beal moved to approve the financial statement and Scott Hayes seconded the motion and all approved.

NEW BUSINESS

NEW WATER LINES:

Paul Densley wrote a letter to Merlin Sullivan and presented it to the board for approval. Briefly, the letter told Mr. Sullivan that he will have to pay his share of the new line that was put in on his land. The board approved the letter with certain corrections made and it will be sent to Mr. Sullivan. A letter will also be composed by Paul and approved by the board and sent to Brent Hatch and Craig Sullivan on the same matter.

FENCING OF THE WELL AND SPRING:

Paul will meet with Ron Fowlks to get a bid on the fencing for the well and the spring.

NEW TAPS SOLD AND TAPS SET:

So far this year nine taps have been sold. Richard Parry's meter was started 5-11-96. There is one tap left to be sold for the year.

NEW LETTERS FOR THE BILLING BOX: The letters "LDWA" need to be purchased and put on the billing box at Coy Wiley's Home so shareholders will know where to put their payments. Coy Wiley volunteered to take care of this.

LETTER TO SEAN LINDSEY: Coy reminded the board that the letter to be sent to Sean Lindsey was not written or sent.

TRADE WATER: Coy Wiley expressed his concern about the desire of Mr. Bluth to trade water with the LDWA. From well to our system. Paul Densley explained that this was why he asked Mr. Bluth to put it in writing. Upon receiving this letter our attorney can research it before any action will be taken on it.

NEW WATER LINE: At last months meeting Merlin Sullivan was granted a tap so they could get started building; with the stipulation that if we find a new resolution that states land owners must pay for new water lines, then he will have to pay for the new water line on his property per frontage foot. Paul Densley spent many hours researching this out and found that in 1976 we put the pump in at the well and put in the water line. Everyone received an assessment and paid for this work. In 1980 a new line was put down main street and everyone on main street had to pay a flat fee of \$500.00. Then the line that was installed in 1986 on ^{Valley View} main street was an upgrade and no one had to pay. It was a 2 inch line that was not adequately serving that part of the street. We only charge once when the line is new. Mr. Brent Hatch will be expected to pay his part also. Paul will contact him. Jim Parnell and Craig Sullivan both said that they would pay for the new lines. Jim Parnell has already paid for the difference in meter size we normally supply and the two inch meter that was put in for his RV park. We will make a lid for his meter. ?

Mr. Eugene Hansen sent a letter to the LDWA challenging Merlin Sullivan's statement that the new line on his property was put in because the State made them do it. Paul Densley read the letter to the board from Mr. Hansen. And a copy of the letter has been attached to the May 10th, 1996 minutes. Briefly Mr. Hansen said the water line was put in to get Mr. Hatch water and up grade the line to 6 inches.

7. WATER LEAKS: Helen Hood had two leaks. The board spent many hours fixing it. There is one more that has to be fixed. It has to be dug by hand because the back hoe can not get back there to dig. It will be done at a later date.

METER READING: Paul asked Coy Wiley to have the meter readers check the meters and make note of those without insulation. This is something we can do now and prevent problems this coming winter. Art Kent's meter was misread and needs to be reread. - *check if any water in meters*

Done
Coy Wiley told the board that Amy Jones' meter is under water and hasn't been working correctly. Don Goddard's meter has not moved at all since last reading and should be replaced for it is defective.

METER READERS: The Steve Johnsons read 115 meters in July 1989 and now they read 161 meters. Paul told Coy to tell the Johnsons that we are not against giving them a raise but there are things that aren't being done and should be. Have them read the contract and get their comments on it. Scott Hayes had previously suggested that we pay them 50 cents per meter. But board members decided to pay them 45 cent an ^{meter} hour. Scott Hayes made a motion to pay the meter readers 45 cent per meter read per month and each new meter will be a 45 cent raise. Robert Coxey seconded the motion and all approved.

PAST DUE ACCOUNTS: There are several past due accounts and board members will contact the over 90 days delinquent accounts. Paul and Bob will contact the Kreugers, Curtis renters, and Leflers. Ray and Scott will contact Steve Lewis, Brent Demille, and Paul Manis.

Scott asked if shareholders could work off their bill and Ray said they should know we are not liable for any accidents. They are not insured. They are on their own. Paul Manis could cement around some valves that are sticking out.

PUMP READINESS: Paul and Roy Brewer went to the well pump and plumbed in the extra celluloid on the other oil line so that we've got celluloid's in both oil lines. Paul went up today and drilled and brought the flex over into the motor connection box for the second celluloid, but has not wired it yet. Also mounted the time clock on the pump panel. Paul or Roy will wire it within the next couple of days. With a timer on the pump, it can be set to go on at 10:00 P.M. at night and turn off at 1:00 A.M. in the morning. Board members won't have to manually turn the pump off and on all summer. If the electricity goes off it can be reset. The board will have to check the pump every few days to make sure that there is oil in the reservoir to automatically oil the pump. The electricity is already on. The pump is ready to use.

DRAWINGS OF THE WATER LINES: We have many drawing of the water lines of the LDWA's water system, but they need to be updated with the new RV Park and the new 8 inch line and other improvements. (Valve locations also need to be put on the drawings)

CONSERVATION: Paul felt a note should be put into the billing this coming month since dry weather is coming up and conservation of the water might be in order. Let's not waste our water.

BAD METERS: ^{Paul Beatty} Scott Hayes will change Don Goddard's bad meter.

THE SOURCE PROTECTION PROGRAM: Robert Coxey told the board that Sandra and he had completed the Source Protection Work books and they are here for the board to go through and see what has been done. Basically, all they say is, we will monitor the areas that the well and spring are in and we won't let any ~~contaminates~~ get in if we can help it. Robert will hand carry it to Salt Lake in two week to the Utah Water Board. In the long run it will save a lot of money because we won't have to do as many water tests and reports as we had to in the past. Paul commended Robert for the big job of getting this all together and completing the reports.

COMMERCIAL RATES: Scott said Bruce Giles does not have a business any more and is not a commercial account. The Ludlows have complained about the high billings of their commercial accounts and plan to meet with us soon.

Coy Wiley moved to adjourn.

Ludlow
April

I

401090
395730

5360

7.
II 4124960
4021300

93660

420940
402130

18810

Work party 9:00 AM
June 22

Revised Ludlow II by 100,000 gals.
We have revised meter & corrected error.

June *Sandra*

Leeds Domestic Waterusers Assn.
289 NORTH SILVER MEADOWS
PO. Box 460627
Leeds, UT 84746-0627

PRESIDENT: PAUL DENSLEY
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879-2206
879-2376
879-2345

COY WILEY 879-2723
RAY BEAL 879-2238
SCOTT HAYS 879-2457

LEEDS DOMESTIC WATERUSERS ASSOCIATION MONTHLY MEETING

JUNE 14TH, 1996

THOSE IN ATTENDANCE: President Paul Densley, Robert Coxey, Coy Wiley, Ray Beal, Scott Hayes, and Sandra Browning

CONDUCTING: President Paul Densley

OPENING PRAYER: Coy Wiley

MINUTES: The minutes were reviewed and corrections made. Scott Hayes moved to approve the minutes as corrected and Coy Wiley seconded the motion and all approved.

FINANCIAL STATEMENT: The financial statement was discussed and Scott Hayes moved to approve the financial statement and Ray Beal seconded the motion and all approved. Robert Coxey asked what the \$48.00 dollars on the income part of the financial statement was. Sandra will look into this.

NEW WATER LINES: Paul Densley sent letters to those who need to pay for the new water line that was put across their property; Merlin Sullivan, Craig Sullivan, and Brent Hatch. So far we have not received any response. We will wait until next months water board meet and if we have not received a response by then we can take action.

FENCE AROUND THE SPRING AND THE WELL: Ron Fowlks was given the bid to install the fences around the well and spring. Work has started and all the fence posts are in place both at the well and the spring. Paul went up to the spring and cut down weeds by the old fence. Next week Ron will go up and string up the fences. He will also put barb wire around the up of the fence and remove the old steel posts. There will be a four foot gate installed on the north west side of the spring and there will be a gate right in front of the pump house at the well. We have locks for the door of the pump house and also the gates.

WATER TAPS SOLD: A \$500.00 deposit was paid to Paul by Frank Jackson on the last tap to be sold for this year. He was allowed by the town to build a single home only. Any more building and he will be considered a developer and must furnish his own water. He has 50 acres that he plans to fence and put cattle on the land.

Number 9 tap was sold to Seth Larsen for a mini car lot on the north side of town. The land was bought from Alberta Lee. By the road that goes up to Silver Reef. Alberta Lee also said that the lot right next to Mr. Larsen's lot is the land that the Town of Leeds plans to be their new Fire Station. Alberta also traded some land behind Fred Friese' place to a contractor who is finishing her house.

BAD METERS: Paul changed out two meters one was Bill Schweer's (suspects it was full of gravel) and Bert Leany's. In that same area Goddard's and Jones' taps were changed earlier and were full of gravel.

Paul feels that this problem occurred when the gas company put in the gas line and broke our water line several times and gravel got into the lines. Coy Wiley asked if we could get salvage from the old meter parts and Paul said that we could and this would help to clean up the trailer and get rid of the old parts.

BILLING BOX: Coy Wiley got the letters (LDWA) for the billing box and put them on.

WATER EXCHANGE: We have not received a letter in writing from Mr. Bluth about his desire to exchange water from his well for water taps.

METER READING: It is Paul's desire to have all meters insulated before winter sets in so there won't be problems with freezing pipes. Either the shareholders should insulate or the board members see that it is done. This should be done by September or October.

The meter readers need to always check for moisture each time they read the meters and report any such findings.

Paul will have our attorney make up a legal contract for the Johnsons.

WATER LEAKS: Gene Hansen fixed Helen Hoods last water leak.

DELINQUENT ACCOUNTS: The Roger Kreuger's have paid their water bill. Green. Manis, Curtis, and Demile are still delinquent.

PUMP HOUSE: The back of the pump house needs to be painted and someone whose water bill is delinquent can do this work.

Paul Densley and Roy Brewer have been working up at the pump house; wiring in the time clock . Paul cleaned up the pump house and let water run down the ditch to clear the lines. He ran the pump on Thursday for 1 1/2 hours to make sure it was working correctly. The automatic oiler is working. Paul wrote the instructions on how to run the oiler and he needs to have Sandra type up a new sheet to put up to show what is done and how to start that pump.

Ray Beal told the board that at one time the LDWA pumped well water to the irrigation ditch and used the spring water for culinary purposes. This could be done again.

Robert Coxey and Paul Densley will check with Gene Hansen to see if there is a way to flush the well lines of stale water and also have Gene help start the pump.

Ray Beal asked Paul if there is a large enough oil reservoir on the pump to keep it lubricated. Paul said that he is going to monitor it the first day or so. Paul is trying to figure out how to rig an auxiliary, because in just the short time it has been running it used a lot of oil. He has it set at 12 drops per minute as was stated the operating instructions. The reservoir only holds about a gallon.

It is time to start using the well and Paul wants to start pumping tomorrow . As soon as possible a valve and a meter will be put on the discharge of the pump to meter the amount of water used.

A motion was made by Ray Beal to investigate contractors to find out what will have to be done to build a box to secure the meter at the well and Paul Densley seconded the motion and all approved.

Robert Coxey told the board that for now; we can figure that the well pumps 175 gallon per minute. This will give an idea of the amount of water we are pumping until we can get in the new meter.

We need to get all board members up to the well to be taught how to run the pump.

BAD METERS: Paul Densley changed Don Goddard's meter.

CONSERVATION: There was a note in last months billing to shareholders to conserve water.

THE SOURCE PROTECTION PROGRAM: Robert Coxey took the Source Protection Work Books to Salt Lake City and hand delivered them to the state. They will go through the booklets and let us know if we need to make any changes. Robert has mileage he needs to be paid for taking the project up to Salt Lake and other water business such as the monthly water test he took up to Cedar City.

PROJECT FOR YOUNG WOMEN IN LEEDS: Jane Braman asked if there were any service projects that the girls could help with for the LDWA. Paul said that there were projects (cutting weeds around the spring and etc.) and he would talk to them about the water and what is involved to get clean water to their homes. A time was set up for this project.

WORK PARTY: A work party is scheduled for Saturday, June 22nd at 9 A.M. We need to cleanup around the trailer. There are limbs that were pruned earlier that should be hauled off. Three pickup loads should be ample to haul them away. One hour should be enough to clean the area.

FENCING: Del Butterfield has fencing parts and poles that he will donate to the LDWA for our fencing project.

COMMERCIAL RATES: Janet Ludlow called Paul and said that she will be moving back to Leeds in two weeks. She has questions about the way we are billing her on her commercial property and will meet with the LDWA.

Back in December 1995 the LDWA felt to be fair to the shareholders; commercial rates needed to be created. It was decided that there would be three types of commercial users. The LDWA determined how to bill them. At that time it was decided that each meter stands alone for each service connection. No averaging will be done. The monthly water rate would remain at \$16.00 dollars plus overages. But the commercial water allocation was set at 20,000 gallons per month. Overage charge is 60 cents per thousand over 20,000 gallons and any overage above the 40,000 gallons will be \$1.00 per thousand.

Paul wants to send a copy of the commercial rates to each commercial shareholder again. (The commercial rates received a copy back in December.)

Paul asked Sandra to make copies of commercial rates for Scott, Coy, and Ray for they were not on the board when this proposal was put together.

WATER TESTING: Bill Schweer felt that his daughter was getting sick from the water piped to her home and asked to have it tested. A test was run and the water was fine.

NITRATE WATER TEST: Robert Coxey explained that the nitrate water test was done June 4th, 1996 and needs to be sent to the state when we get it.

Scott Hayes moved to adjourn

Leeds Domestic Waterusers Assn.

289 NORTH SILVER MEADOWS

PO. Box 460627

Leeds, UT 84746-0627

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SEC. TREASURE: SANDRA BROWNING 879-2345

COY WILEY 879-2723
RAY BEAL 879-2238
SCOTT HAYS 879-2457

The LDWA's Monthly Meeting---July 19, 1996

Those in Attendance: Paul Densley, Robert Coxey, Scott Hayes, Ray Beal, and Sandra Browning. (Coy Wiley was out of town and excused.)

CONDUCTING: President Paul Densley

PRAYER: Scott Hayes

MINUTES: The minutes were discussed with corrections made and Robert Coxey moved to approve the corrected minutes and Scott Hayes seconded and all approved.

FINANCIAL STATEMENT: The financial statement was discussed and Scott Hayes moved to approve the financial statement and Ray Beal seconded the motion and all approved.

NEW TAP: A man named Roy Blocker from Arkansas attended our meeting and explained that the organization he represented was considering putting in a Nursing Home in the area. This would consist of a 32 room operation with approximately 30 people hired. This could work into a medical center later on. Mr. Blocker asked if a water tap was available for this project. He had talked with the City of Leeds and the planning commission and they were in favor of the project. But no land has been purchased or building permit attained at this time. Mr. Blocker wants assurance of a water tap before he obtains the land.

Paul Densley assured Mr. Blocker that when land was purchased and the building permits issued that a water tap would be available. As of January 1st, 1997 a water permit would be available. A deposit can be put down now.

Paul said that in light of the information that we found out at the Town Council meeting the other night, that the State will allow transfer from surface to well or spring, we may be able to get additional water sources for the LDWA. We have some irrigation water shares that can be transferred to culinary. With a special Shareholder's meeting a vote can be taken to allow additional water taps to be sold in a given year. (Ten water taps are allowed to be sold each year now.)

A Mr. Hack Lewis came before the LDWA Board and expressed that he has purchased land and has received approval from the Leeds planning commission and now he found that a water tap was necessary before he could build. No one had explained this to him; not the town of Leeds or the planning commission and now he has a builder lined up and can not proceed with out a water tap.

Paul explained that there was not a tap available until January 1st, 1997. Paul told Mr. Lewis that he probably would not need water in the property before January 1st, but there were floater taps that could be purchased from shareholders in the LDWA. A floater tap is a tap that is not connected to any property. Scott Hayes told Mr. Lewis that is how he got his water tap when he built his home. A list was given to Mr. Lewis of names to contact. Joanne Thornton of the Town Council will help him find a tap from the floater taps. Mr. ~~Blocker~~^{Lewis} was told that the LDWA will work with him to find a tap. Mr. Lewis put a \$500.00 deposit down to reserve a water tap for January 1st, 1997.

Mei Evans told the LDWA that he told the Town Council and also the planning board to be sure to tell new land owners that they must buy a water tap before a building permit will be issued. Someone dropped the ball.

BAD WATER TAPS: Paul told the Board that Don Goddard may have to have his meter changed again for the new meter is not functioning properly.

WATER TESTING: Rober Coxey explained that the spring and the well have been tested for nitrates and sent to Southern University of Utah for analysis. When test results are received the test results will be sent to the State.

BILLINGS: A letter was sent to Merlin Sullivan and Brent Hatch about the amount of money they owe for the new water line put across property. There was no response. Now we have sent a bill for the amount due. We are waiting for payment.
Craig Sullivan was sent a letter and he has paid his assessment.

TANK WATCH: Paul told the water board that he has been watching the tanks and checking the well at least once a day. He will be going on vacation for a week and someone will have to check the tanks while he is gone. Each board member will need to take his turn for a week or two this summer. We are pumping water around nine hours a day at the present time. Bob Coxey gave the board their assignments to check on the tanks and well with Scott Hayes checking this week, Paul Densley the following week, and Bob will take the next two weeks; for he will be on vacation the last part of the month. Ray will take it after that.

POWER RATE: Paul checked with the power company about our power rate and we are on what they called a "Small Commercial User" rate and they sent Paul a rate sheet that we are on. The man at the power company reviewed our usage and the way we are pumping and the size of the pump and this is the best rate we can be on. Paul was hoping for a demand rate but that is only for agriculture water.

METER READING: Paul turned off John Wilcox's water for his meter was constantly running and no one was there. We sent a letter to Mr. Wilcox that we turned off his water and why. There may be water running in the home. They have used 132,000 gallons this year.
There has also been a water problem with Mathews reading and Paul will talk with them.

FENCING: The fencing around the well and the spring is all done. The area around the well and spring is also cleaned up. Scott asked if the razor wire was put on the top of the fence and Paul told the board that the soil under the fence is so soft that a person could dig with their hands to get under the fence; so we won't worry about the top of the fence. Ray Beal suggested that we put rock under the fence to keep people from climbing under the fence.

PAST DUE: We have worked out the problem with the renters of the Curtis' home. And they have paid. We still have several over due bills that are being worked on.

FIRE HYDRANT: Don Fawson of the fire department contacted Paul and said that a hydrant needs to be put in at the Glenn Beal home. We need to discuss this as a board. If we put in the hydrant we will not charge the Beals. We would have to tie into the 8" line on the South side of the road.
Phillip Peine is putting in his own hydrant, but the LDWA is putting in an extra valve so we can separate zones by turning off water lines as needed when a problem occurs.

SILVER REEF: Paul and Gene Hansen went up the line to check the water and Silver Reefs' meter and the meter is lock up so we can't see how much water we are getting and the water is still running down the road. We are not getting our rightful share of water for they are filling their 100,000 gallon tank and we can not fill our 90.000 gallon tank. Yet, we are allocated more water.

We want to get a steel fabricated box and have Russell Peine come up with his backhoe and lift the box up and take it just above Silver Reefs' tank and dig a hole and cut that line and put the box and meter in there and put a valve with a lock on it so we can adjust that meter to the .10 (or whatever Silver Reefs' allotment is) so we have control over our water. Paul feels that we will be able to fill our tank and there will not be any water running down the road. Bert Leany and Gene Hansen have volunteered to head the work party for this project.

1996 WATER TAPS: The water taps for 1996 are all sold.

1997 WATER TAPS: So far, three water taps for 1997 have deposits on them. Craig Sullivan has two lots that he will be building on for people (Craig also promised that the new line that goes across this property will be paid for when he starts to build. Hack and Sandy Lewis have put a deposit on a tap to build a bed and breakfast on a lot they bought.

TOWN OF LEEDS: Paul gave each board member a letter from the Town Council that he received in regards to using culinary water available other than the LDWA to help new growth in the area. A Mr. Thompson will address the Town Council on August the 14th and there may be some action we might want to take after that time.

MOVE TO ADJOURN: Paul Densley

August Meeting

Leeds Domestic Waterusers Assn.
289 NORTH SILVER MEADOWS
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Leeds, UT 84746-0627

PRESIDENT: PAUL DENSLEY 879-2206
VICE PRESIDENT: ROBERT COXEY 879-2376
SEC. TREASURE: SANDRA BROWNING 879-2345

COY WILEY 879-2723
RAY BEAL 879-2238
SCOTT HAYS 879-2457

THE LDWA'S MONTHLY MEETING - AUGUST 9TH, 1996 7:30 P.M. Town Hall

Those in attendance: Paul Densley, Robert Coxey, Ray Beal, Coy Wiley, Scott Hayes, and Sandra Browning.

CONDUCTING: Paul Densley

PRAYER: Paul Densley

MINUTES: One correction was made and Robert Coxey moved to approve the minutes and Paul Densley seconded the motion and all approved.

FINANCIAL STATEMENT: The financial statement was discussed and Paul asked that the amount of \$4441.52 owed by Merlin Sullivan and Craig Sullivan be taken off the financial statement. (the amount owed on new water line across their properties) Because Craig Sullivan has paid a large portion of this amount and promised to pay for the rest of his property as he builds on it. Adjustments need to be made.

Ray Beal moved to approve the Financial Statement and Scott Hayes seconded the motion and all approved.

NEW WATER TAPS: Paul told the board members that so far Mr. Blocker, the gentleman that met with the LDWA last month, has not contacted him about a water tap. He did attend the last Town Council meeting at Leeds and also Alberta Lee said that he was looking at some of her property and seemed interested, but has not made an offer yet.

BAD METER: We will have to change Don Goddard's meter again for it still is not running properly. Scott Hayes was assignment to do this job.

NEW CONSTRUCTION: Mr. Marell Walton owns the land across the road and North from Fred Friese's home. He is putting together a commercial plaza. Paul agreed to let Mr. Walton use water from the fire hydrant and then bill him for the gallons used. Paul asked Ray Beal to find out the approximate amount of water that Mr. Walton's water tank holds. The board will need to come up with a figure to bill Mr. Walton.

Mr. Marell Walton, as far as we know, does not have a building permit for his commercial plaza so we don't know what size of meter to install. He does have a floater tap to provide water for the plaza.

METER FOR FIRE HYDRANT: Scott Hayes suggested that we might consider purchasing a meter for the fire hydrant. Paul thought it was a good idea, especially when contractors need water before their meters are installed or when a tanker truck needs water, this meter would work on any fire hydrant and meter the gallons used.

TANK WATCH: Bob Coxey made assignments for board members to take their turn checking on the well and pump. Each takes a week. 1. Ray Beal will take next week and 2. Scott Hayes the next week with 3. Paul Densley the following week.

Coy said he found that checking the water reading after 5:00 P.M. is more accurate and the reading is already done. He found that checking the reading in the mornings was not as accurate. The approximate running time of the pump is 106 to 117 Kilowatt hours.

Coy Wiley has been checking the well this week and told the board that the oil lubrication is fine. The water indicator on the pink tank has been on the mark and some water has been going down the ditch.

Paul Densley suggested that the board members count the drops of oil per minutes to the pump. The required amount is 12 drops per minute for proper lubrication. If any adjustments are needed they can be made at that time. Bob Coxey would go up in the morning and check the oil and the reading.

Paul said that we can run the well pump anytime with the electrical rate we have. Paul will grease the bearings. He did it a couple of weeks ago and it is time to do it again.

FENCE MATERIALS: Paul suggested that Dell Butterfield be sent a thank you note for the \$400.00 worth of fencing material he gave the LDWA. The materials donated were fence, posts, and top rail. Sandra Browning was asked to do this assignment. The board members all heartily agreed.

SLIVER REEF: Water is still running down the road by the Silver Reef's water tank. The LDWA has talked with Silver Reef and they still have not stopped the water. Paul suggested that we spend the money and put a meter and valve above the Silver Reef water tank; so we can regulate the amount of water the LDWA gets and also Silver Reef.

Bert Leany suggested to Paul that we cut a section out of the four inch line and put a two inch section in its place and it would act as a orifus and would automatically give them exactly the amount of water that they should be getting.

Ray Beal asked how Bert came up with this idea and Paul told the board that Bert had all the charts and figures and he can tell you how many second feet are going to go through that two inch line. We know how many gallon per minute are going through the four inch line so he figured from that amount. The meter up there was read for two weeks and we calculated it out that 211.6 gallons per minute is passing through that meter into the splitterbox. We don't know how much is going into their tank that is why we want to put in a meter. Paul feels that we should spent the money and put a meter and valve in to regulate the flow and know exactly how many gallons are going into Silver Reef's Tank. The valve will be locked and they will not have access to it. To make changes, they will have to come to us and we will adjust the valve and adjust the flow.

If we put in the Valve and a restrictor and then meter it; there will be no more water going down the road by their tank. The board all agreed to proceed to put in the valve and meter.

Paul will check to see just how much this project will cost. Robert Coxey suggested to check on a price for a meter off from the well and Paul agreed. Scott suggested to get a cost for the meter for the fire hydrant also.

MEETING: A Mr. Ron Thompson, from the Water Conservancy District, will speak to the Town of Leeds on the 14th of August at the city building about the water.

SILVER REEF: Paul talked to Richard Freeman and he agreed to meet with the LDWA about this problem as soon as he comes back from vacation. Scott Hayes stated that we do not have to meet with them for it is our water line. It is just to be polite.

Ray Beal explained to Sandra that in the agreement with Silver Reef, the LDWA has to provide water for Silver Reef in low water years from the well if necessary to provide their .10 second feet. The agreement also works the other way that we can use any waste water that is going down the creek. Our water allotment is .110 seconded feet.

WATER TAPS: We think that we have found a floater tap for Mr. Hack Lewis. If all goes well he will be able to start building soon. The board members are in favor of taking this action.

METER READING: The LDWA wrote a letter to Mr. Wilcox about the large water usage that he had and also that we had turned off his meter because it was running continually. So he came down to check his house at Leeds and found out that the water had been running in the bathroom. He thanked us for alerting him to the problem and said he would send a check for the water bill soon.

Paul told the board that Mr. Wilcox had already sent the check.

LABOR: Paul suggested that we pay Eldon Stirling for work done for the water company now that he is not on the board. We have paid him \$10.00 an hour in the past and with the board's approval we will pay him the same amount. He worked with Paul the other day and has put in at least 8 hours of labor so far. All the board members agreed to pay Eldon \$10.00 per hour for 8 hours. Sandra will write a check.

METER BOX: The LDWA needs to get a meter box for Roger Kreuger's meter.

BROKEN LINE: A water line was broken in town by a company putting in a line. Paul said that we did not have it marked so the company was not responsible. We are responsible for marking our water lines. They also worked with us to correct the problem.

Paul and Eldon were looking for a break in a line that went up by Kreugers and Jeff said he thought it dead ended there.

MAINTENANCE: Robert Coxley told the board that he put Clorox in the splitter box on July 28th. He puts two gallons of Clorox in monthly. (This has to be done three days before the water test is taken.) Robert is going on vacation and someone needs to do the maintenance while he is gone. Also the dead end line by the underpass will need to be flushed out. Ray Beal said that he will flush the line.

MEETING: A meeting will be held in Salt Lake on September 6th, on water and anyone who would like to go contact Paul. (They will discuss several things, such as, legal, what is required for safe water, Utah program changes and etc.)

METER READING: Coy Wiley numbered the Ludlow shop meters so there will not be any mix ups.

BAD DEBT: The water bill for the Green rental has not been paid for a year. Paul will work with David Lefler and see if he can not pay from his rent payment. Scott suggested that a lien be put on the property if something is not done soon. A letter is to be sent to Ed Weeks and also Roger Kreuger about paying their water bill in 15 days or their water will be turned off.

BLUE STAKES: Paul asked for our blanket insurance policy from Olympus to see if it is enough coverage for us to join the Blue Stakes program. Sandra said she would get to him.

Paul moved to adjourn.

Sandra Sept 7th 1996

Leeds Domestic Waterusers Assn.

289 NORTH SILVER MEADOWS

PO. Box 460627

Leeds, UT 84746-0627

PRESIDENT:	PAUL DENSLEY	879-2206	COY WILEY	879-2723
VICE PRESIDENT:	ROBERT COXEY	879-2376	RAY BEAL	879-2238
SEC. TREASURE:	SANDRA BROWNING	879-2345	SCOTT HAYS	879-2457

Monthly meeting of the Leeds Domestic Waterusers Association - September 13th, 1996
At the Town Hall of Leeds. 7:30 p.m.

Those in attendance: President Paul Densley, Robert Coxey, Coy Wiley, Scott Hayes, and Sandra Browning. (Ray Beal was ill)

CONDUCTING: Paul Densley

PRAYER: Scott Hayes

MINUTES: The minutes were discussed and one correction was made. Scott Hayes moved to approve the minutes and Coy Wiley seconded the motion and all approved.

FINANCIAL STATEMENT: After a short discussion of the financial statement, Robert Coxey moved to approve the financial statement and it was seconded by Paul Densley and all approved.

LEEDS FIRE STATION: Fire chief Don Fawson had previously asked to be on the agenda and was given speaking time. Don stated that a new fire house was going to be constructed soon and so they needed a water tap and a two inch by pass . He asked that the LDWA donate a tap to the fire department. The donated tap would help to decrease the expense for the new building. The new fire house would be a benefit for all the residents of Leeds. Don also stated that the fire station was given free water from the fire hydrants in the past and this would just put the water in a water line directly to the fire station and save time filling the trucks when there was a fire. There would be little water used for other purposes.

Paul told Don that the board will meet in executive session and come to an agreement before next months meeting. The LDWA has never given a free tap to any organization.

Don returned to the meeting later on and made a suggestion not to give the Fire Department a tap but the LDWA retain the ownership of the tap and keep it in trust for the use of the Fire Department only. That way the town will not have the ability to transfer or do anything like that with the water tap. Based on the monthly water service fee, this might be more palatable to you and the stock holders until such time as that the fire department abandons that building or until the Fire Department stops using the water. Or if the Fire Department becomes a municipal system and water is provided in some other way. Then this water will be returned to the LDWA.

LOOSE-LEAF BINDER: Paul's loose leaf binder needs to be replaced and Sandra was asked to replace it with a binder with larger rings.

BAD METER: Don Goddard's meter is not function correctly and Paul alerted Scott to get it replaced.

THANKYOU NOTE: A letter of thanks was sent to Edell Butterfield for the materials he donated to the LDWA. He thanked Paul for the letter.

BY LAWS: Myron Fairbanks asked for some time on the agenda. He asked the question, What was the difference between board members making a decision on problem or when the shareholder's make the decision by a vote.

Paul told Myron that the board members were appointed by the shareholders to make the routine decisions. If there is an important decision to be made, a special shareholders meeting will be held. If there is a concern by the shareholders; a letter should be sent to the board stating their concern.

NEW CONSTRUCTION: Mr. Red Salisbury was given time on the agenda. Mr Salisbury wants to build six duplex dwellings on the South side of the mountain by Silver Reef exit. He has talked with the Town of Leeds and also the planning board but nothing has been approved because of the fact that if they can not get water for the project there is no need to buy the land for this project. This project would require 12 taps and at the present time we do not have water to sell for this project.

Paul plans (with the board's approval) to meet with our Lawyer to find out what has become of the four filing we made for more water. So we may know in the near future if there is water available.

Coy Wiley made a motion to allow Paul to meet with our Lawyer about the filings we made earlier. Scott Hayes seconded the motion and all approved.

The Town of Leeds is looking into putting together their own water system and this is a way Mr. Salisbury could get water. But nothing has been put out for bid. It could be a long time before they could provide water.

Also a public hearing would have to be held to rezone the property before Mr. Salisbury could build.

It could be February 1997 at the shareholders meeting before we might be able to give Mr. Salisbury an answer to his water problem. It will be up to the shareholders if we allocate more water. Mr. Salisbury's son is looking into buying a home in Leeds if the duplex project works out.

WATER: Mr. Salisbury was asked by Scott Hayes if he had a figure of the amount of water he used at the Walton's project. Mr. Salisbury said that he kept track of every load of water he used out of the hydrant. Also Alberta Lee used a few loads for her projects. (He also kept track of Alberta's water.)

Paul asked Red to give him the figures of water loads used and Mr. Salisbury said that he would. He was also asked the number gallons the truck held. The truck holds 4500 gallons.

The LDWA is considering to buy a hydrant meter to meter water used from the hydrants. It will cost approximately \$800.00.

Red also stated that if we needed any work done in putting in lines or etc. to contact him.

Paul told Mr. Salisbury that we have approximately 22 taps left to sell under the old resolution. Then we will be out of water unless we can buy or be allotted more water from the state.

NEW CONSTRUCTION: As far as we know Mr. Walton does not have a permit to build. Paul said that we don't know what size meter he will need for his project. The water board thinks Mr. Walton will need a larger line than a one inch . What we do is when a projects needs a larger meter than a 5/8th meter, we allow them the cost of the standard 5/8 meter in the cost of the tap and then charge them the difference between the tap size we arrive at and what we would normally put in. Paul told Mr. Salisbury that we do not do our own taping on the six inch lines. (A man at Hurricane has done some taping for the shareholders.)

And we require six inch lines put in now. There is only one line that is not six inch and that line is over to Goddard and Savages.

MOVE FIRE HYDRANT: The irrigation company is going to cover the culvert on the entrance to the freeway. They made an agreement with the state road to co-op the cost on it and they wanted us to move our hydrant back to Krueger's fence line. Ned was going to dig it up, but Paul has not done a hydrant

before and he wanted Russ Peine to help us move it. They want to increase the size of the lane of traffic to make the right hand turn to the on ramp.

Also Coy said that we have a valve that is in the middle of the road that should be moved and this is a good time to do it. The state road will have to resurface the road there.

REAL ESTATE APPRAISAL: A company called and ask about the water situation in Leeds. They were doing real estate appraisals on properties in this area. Paul told them that we are out of water this year for we have a limited amount of taps to sell unless other changes were made.

LEAK IN WATER LINE: Mr. Sip has a leak in his water line on his side of the meter and he is using lots of water. It is so bad that he turns off the water all the time except for when they take showers and such. He is digging up and replacing the line as he can, until he finds the leak.

NEW YOKE: We also need to put a new yoke in at Joe Turner's place. He had a leak in the back yard and when he went to fix it the yoke broke off. But we need to get that done soon.

Across the street there is water in a meter box and although the leak is on the shareholder's side of the line, we want to eliminate the leak and fix it. It has been there for some time.

MEETINGS: There are water meeting being held and if anyone on the board would like to attend one to get the materials and information there, they are welcome to attend.

SILVER REEF: We met with Silver Reef Special Service District. We told them that we were planning to put a meter in the line to meter the amount of water Silver Reef and the LDWA are getting. If a meter is put in, Silver Reef wants a certified meter. And Silver Reef asked that before we do anything, we hire a engineer to check out the splitter box.

Coy Wiley told the board that Richard Freeman agreed that the meter up by Silver Reef's tank is not accurate. Coy asked Paul how much the new meter will cost. And Paul said \$700.00 for meter and supplies. But that could be wrong because if the line is a six inch plastic line coming from the splitter box, as Silver Reef said, then Paul will have to get another bid. The previous bid was for a 4 inch iron line. Apparently both lines (Silver Reef & LDWA) are in the same ditch from the splitter box down. We need to get a backhoe up there and scratch around and see what we've got up there.

Paul plans to write a letter to Silver Reef and again tell them what we want to do to check the amount of water we each receive.

Paul also told the board that in the agreement with Silver Reef, it definitely states that all the maintenance costs from the spring down are to shared by Silver Reef and LDWA. Richard Freeman said that Silver Reef should help pay for the fence around the spring. But LDWA may not bill them for their share of the cost of the fence. We have already paid it.

PAST DUE ACCOUNTS: Scott Hayes was assigned to check on Scott Thorell about his over due account. And Scott H. told the board that Mr. Thorell is going though bankruptcy but did not include the water bill in the bankruptcy and plans to pay it as soon as he can.

Brent Hatch is paying his past due bill for the new line going through he property, also Craig Sullivan, and Merlin Sullivan has paid his in full.

Coy Wiley reread the Lefler' s meter and it had been read incorrectly so they were given a credit for over billing. Coy talked to David and he plans to take his the water bill out of his rent check. And if this bill is not paid the LDWA may have to turn off the Leflers water.

Paul wants to have board members go with him to talk with Mr. Weeks about his bill. Mr. Sip's bill is also really high, because of the leak.

ZION'S RV: Mr. Jim Parnell has talked to Paul about the new line to his RV Park and will pay the LDWA his share.

SOURCE PROTECTION PROGRAM: Paul asked Robert Coxey to call Steve Westcoff. Steve had contacted Paul for a private person who owns 40 acres on the north side of our spring and asked if there were any restrictions in the area around the Spring because of the source protection program.

TANK WATCH: Bob has the tank watch starting the 14th and Scott Hayes starts September 22nd and then Paul Densley starts September 29th. We probably won't be able to shut the pump off by then but we have cut down the pumping time to 8 hours. They are not using water on the construction site any more in town so we are using less water. We are not putting water in the ditch now.

METER READING: Coy Wiley said that he had the water readers contract signed by Steve Johnson. But Coy had a question about the readers rereading the misread meters. Paul said that they definitely should reread them. Coy reread many of the misread meters because he could not get in contact with the Johnsons. And we did dock the Johnsons for six meters that had to be reread. We need to make a copy of the contract and get Steve to sign the new copy.

LEEDS RV PARK : Paul talked to Linda Dyer at the RV Park and explained the commercial rates as such: Commercial rates state that a commercial account receives 20,000 gallons for \$16.00 and then the next 20,000 gallons costs 60 cents per gallon and over 40,000 gallons it costs \$1.00 per thousand. Each meter stands on its own and can not be combined with any other meter.

Paul made a motion to adjourn.

Leeds Domestic Waterusers Assn.

289 NORTH SILVER MEADOWS

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Leeds, UT 84746-0627

PRESIDENT: PAUL DENSLEY
VICE PRESIDENT: ROBERT COXEY
SEC. TREASURER: SANDRA BROWNING

879-2206
879-2376
879-2345

COY WILEY 879-2723
RAY BEAL 879-2238
SCOTT HAYS 879-2457

Date Oct. 11 1996

President Paul Densley Conducting

GENERAL BUSINESS:

- OPENING PRAYER

- MINUTES last board meeting held _____ READ and Approve:

- FINANCE STATEMENT read and Approve:

- New line to Frank Jackson

- Water Tap for Free for new fire Station

- Udate on Silver Reef Meter

- Report on meeting with Lawyer

- Blue Stakes report

- Past due Accounts

- 1996 taps total 10 sold

- 1997 Taps

- Past due accounts

Over 90+ Days

Scoles, Debra (Green@)	Total
Ned Sullivan	311.53
Ed. Weeks	167.76
James & DTami Herpel	133.10 Meter should be shut off
	105.00 meter should be shut off

Over 60+ Days

Steven Lewis	Total
Tami Stolk	127.84
	69.00

Close Meeting

Leeds Domestic Waterusers Assn.

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LEEDS DOMESTIC WATERUSER'S MONTHLY MEETING

OCTOBER 11, 1996 - TOWN HALL 7:30 P.M.

THOSE IN ATTENDANCE: PRESIDENT PAUL DENSLEY, ROBERT COXEY, RAY BEAL, SCOTT HAYES, SANDRA BROWNING AND MAYOR MEL EVANS. COY WILEY WAS OUT OF TOWN AND EXCUSED.

CONDUCTING: PRESIDENT PAUL DENSLEY

PRAYER: RAY BEAL

MINUTES: After some discussion, Bob Coxey moved to approve the minutes and Paul Densley seconded the motion and all approved.

FINANCIAL STATEMENT: The Board reviewed the financial statement and Ray Beal moved to approve the financial statement and Scott Hayes seconded the motion and all approved.

BLUE STAKES: Ray Beal asked who Craig Sorrenson was and Paul told him Craig was with Blue Stakes. Paul explained that after the board approved Blue Stakes billing that the company changed their way off billing by charging \$300.00 a year. Based on the number of calls we received. The rate was \$100.00 a year plus \$3.00 a call. They will call us when the gas company or others, such as Blankenship, are digging. We need to mark our lines before they start digging. One solution to this problem is to put a tracer wire on our lines so who ever is digging can locate the line. And this is done by placing a single line of wire along the pipe. A line detector is used to find the pipe. It would be nice for the LDWA to have one, but they are very expensive.

HYDRANT METER: We are still considering a hydrant meter to put on the hydrants as contractors are use water when construction is being done. The price is very expensive, but Ray suggested that he might be able to contact some friends in St. George City to buy a hydrant meter for a better price through them.

St. George rents out their hydrant meter and checks the gallons used each month and charges the constructor per gallon for water used. Plus they charge a deposit fee, in case it gets stolen or lost. The deposit is returned when contractor returns the hydrant meter.

¹⁰⁰⁰ We charged .80 per gallons and Paul suggested that we up the amount to at least \$1.00 a gallon or more. For we have had to run the well pump and that is more costly. Hurricane charges \$2.00 per gallon. ^{10,000 gallon}

NEW CONSTRUCTION: Frank Jackson is building a home, barn, and guest house. He is checking with his architect and the contractor, Curtis Wittwer, to determine the size of meter he will need. With those three building, we may want to go to a two inch meter for him. Paul told him that we would charge him the difference between the standard meter and the two inch meter if he needs the larger meter. That was fine with him.

METER TAPS: We have set six water taps this year so far and one more will be set next week.

METER FOR THE FIRE DEPARTMENT: Paul suggested that we loan them a tap for two years. And if by that time they don't have their own water, then we would ask them to pay for the tap or use their own water. (If the town has their own water company by that time.) We will have a tap reserved for the fire department next year, but we will still work out the details. Our budget for 1997 will have to be done by December and this can be worked on when we work out the budget. We may charge them for overages but, give them the 40,000 gallons as we do for the cemetery.

REPORT ON MEETING WITH OUR LAWYER: 1. Paul asked Rick Hafen what he felt our chances are to get additional water from the filings we made in the past. Rick said that as things are going; he did not feel there would be any allocation of water at least until after the water survey has been completed and that could be two years. Rick also explained that we may have three alternatives 1. To wait until that time and see if we can get water from our filings. 2. Search out and buy additional water rights. Rick felt there are some available. Or do as Mesquite and form a water district with surrounding small water companies with a board of directors and so forth. They were able to acquire additional water allocations in Mesquite that were available. Paul does not for see that we could combine with Silver Reef, Casa Del Ora, and Eldorado. But it could be an option. 3. Or we could go to the Washington County Conservancy District and see what they would sell us water for, (since we have an existing water system) when they bring a line down ^{from} ~~at~~ Cottam Well.

Ray said he felt that contacting Mr. Thompson at the Washington County Conservancy District would be our best option.

Scott asked about working with the irrigation company to see if we can buy water and transfer water at the spring. If we could pressurize the irrigation water we would have more than enough water.

Merlin has sold some irrigation water. Mr. Jim Haslem bought irrigation water for his land down Cherry Lane.

Paul suggested that we pursue all avenues we can to obtain water. Paul will contact Merlin about additional water. Paul and other board members will make an appointment with Ron Thompson.

Paul asked Mel Evans if the town has received any help from the Washington County Conservancy District. Mel said "no", but there is a meeting Monday. The town does not have any assets so there isn't much of a chance for them to obtain water from them.

SILVER REEF: Paul asked the board members if they read the letter from Silver Reef. Right now we are waiting for our Attorney to compose a letter of reply and sent it to *a place for* them. Also we have engaged Bush and Gudge to look into finding ~~to put~~ a metered valve by the splitter box by Silver Reefs Tank. And they found that Cramer and Noble did have a drawing of the splitter box and the lines going down. Our engineer got copies of the drawings and also found that there are two line and they are not in the same trench. Paul and Eldon could not find them. Our line is steel and Silver Reef's is a PVC line. It would make it easier to be able to put it in their line. But their board is adamant about not letting us use their line. Dick said that he would let us know if they changed their minds.

Scott asked if Silver Reef owns the line and Paul said that he thought they do own their line, but he did not know for sure.

Paul was over to Scholzen's a few days ago and found there are different valves that we could use there. One is called the rate of control valve. It prevents excessive flow by limiting flow to a preselected maximum rate regardless of changing line pressure. Once

that control valve is set up and calibrated to a given flow, it would maintain that flow irregardless of how much water is in the line. Whether the line is full or part full. Also there is air in both lines because we are not getting much water out of the spring and the valve would prevent the air. This valve will cost about \$800.00.

PAST DUE ACCOUNTS: Paul will collect from Mr. Philip Peine when the LDWA sets his meter line.

Dave Lefler will start paying his own water bill on the first of Nov. 1st. Debra Scoles needs to pay the back indebtedness.

Mr. Weeks has been contacted about his past due bill and told Paul he would get him some money tomorrow. If we do not receive a payment then the water will be shut off. The Shakespeare's need to be contacted. Also Mr. Herpels should have a note written to him. ~~Scott~~ Lewis had a broken line. Mr. Goddard had a break in his line and he will pay his bill. Stafford's have a leak and they need to get it fixed. Mr. Hatch has been paying on the front footage. Several are delinquent and will be contacted.

Philip Peine will need to be in the meter reading for the first of November.

LEEDS RV: There is a water leakage under a trailer at the Leeds RV and the people will not fix it the leak. Paul suggested that the RV company contact their lawyer because the individual trailers are not metered and the trailer court has a big water usage.

WELL: Paul asked Bob if running the pump, four hours is enough to fill the tanks. Bob said that it was filling the tank, but for the time being we should keep pumping four hours. Because of the water being drawn out of the hydrant in town for construction. Bob asked if he could make assignments for the tank watch and Paul told him to go ahead. Bob Coxey will take this week. Coy Wiley will take the week of the 13th and Ray Beal will take the week of the 20th and then if needs be, Scott will take the week of the 27th. Ray said that the construction companies need to pay for the water used and Paul said they will definitely be charged. Red Salisbury's water truck holds 2757 gallons a load, ^{10,000}. And he has kept track of the loads he has used. We plan to charge about \$1.00 per ^{gallon}, especially when we have to run the pump extra for construction.

NEW RV PARK: Jim Parnell said he will pay all of his bill except his front foot cost and as soon as he can get some paying customers, he pay that off also.

FENCE AT THE WELL: Bob told the board that someone must have shot a deer and took down part of our fence at the well to get to it. They parked at the well and walked a ways and then Bob saw where something was drug back down to the vehicle.

A work party needs to be organized to put the fence back. Ron Fowkes was going to get some of the steel posts at the spring and bring them down and drive them in and run some barbed wire for maybe a hundred feet, were the guys are going through the fence.

NEW TAPS: Scott asked if Mr. Hack Lewis is building soon. Paul told Scott that Hack Lewis may not build at the present time. His plans are in limbo.

IRRIGATION SHARES: (We have two irrigation shares.) Mel Evans asked if they (the city) are using the LDWA's water shares. Mel said Mr. Inouye said that the city is using his water. Ray said the city does have an agreement with the LDWA to use their irrigation water shares. Mel will look into this.

SPRING: At the last meeting there was a question asked the LDWA ~~by~~ ^{by Steve} Mr. Westhoff's, ^{of 60 acres} property could contaminate our spring water. Bob Coxey research this out and found

that the property in question is about a mile away from the spring and there is no way they can contaminate our spring water.

Moved to adjourn by Robert Coyle.

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MONTHLY MEETING OF THE LDWA - NOVEMBER 8TH, 1996

THOSE IN ATTENDANCE: President Paul Densley, Robert Coxey, Coy Wiley, Ray Beal, Scott Hayes, and Sandra Browning. Mayor Mel Evans and Mrs. Kay Fairbanks, our new liaison with the Town of Leeds, were present.

CONDUCTING: Paul Densley

OPENING PRAYER: Coy Wiley

MINUTES: The minutes were discussed and corrections made. Ray Beal moved to approve the minutes as corrected and Paul Densley seconded the motion and all approved.

FINANCIAL STATEMENT: The financial statement was discussed and Scott Hayes moved to approve them and Robert Coxey seconded the motion and all approved.

NEW METER: Philip Peine's meter was read and they were charged \$16.00 for October meter reading. Coy Wiley had a question about charging them for October, but Paul Densley had Sandra bill them as their meter was installed early in the month.

SPRING PROTECTION: Scott Westhoff had asked Paul if the private property (60 acres owned by a Mr. McMullin by the Spring) could contaminate our spring water. Robert Coxey looked into the question and found that there was no way it could contaminate our spring. (The land was to far from the spring)
A Realtor called Paul on the same property and asked if they could get three water taps from the spring since it was so close. Paul explained that the LDWA's water is reserved to be used in the confines of Leeds. Paul suggested drilling a well if they have water rights. The realtor said they might not need water, but were checking the options. The Forest Service is interested in the land to keep houses out of the area.

NEW METERS TO BE SET: Russell Peine will set Mr. Mosier's meter on Vista and Frank Jackson's meter will be set by Scott Hayes and Paul Densley.

Mayor Evans was asked about the encroachment fee for digging in the road and Mel told the board that if we take the responsibility and correct the damage, we do not have a fee. A contractor pays \$30.00 a permit and the bond is per foot (town is revising the amount).

Coy Wiley said Brant Jones' fence is right over his meter and it will be hard for meter readers to read. ~~Also at the Jones' Ranch the water line needs to be moved 170 feet to the fence line.~~

We need to change Mr. Turner's setter on his meter that is broken.

Stafford's water leak is getting worse. Mrs. Stafford said she will get someone to fix it and take it out of her rent payment.

BAD DEBT: Mr. Weeks has not paid his water bill yet. Paul suggested that the board members split up and contact delinquent accounts for payment. Scott and Ray will take Manis, Thornton, and Steve Lewis. Bob and Paul will take Herpel, Shakespeare, Parnell and Stolk. Scott and Paul will contact Letters.

INSULATION: Paul suggested that we buy several rolls of insulation and form a work party to go around to the meters and insulate them. Coy Wiley will pickup two rolls of 6 inch insulation. Paul wants to get this done close to the first of the month.

WELL: The pump has been turned off since October 19th and we have had enough water without pumping. And Paul feels that we need to budget money in 1997 to pull the well pump and do complete maintenance work on it. Mr. Rhodes in Cedar City is the person who installed the pump and could give us an idea of the cost to budget for.

1997 BUDGET: Paul called a meeting for the board to create the 1997 Budget on Tuesday December 3rd at 7:00 P.M. at his home. He asked Sandra to provide copies of last years budget at this meeting and call board members to remind them to attend. We also need to budget for a new meter at the well.

TANK MAINTENANCE: Paul feels the water tanks need maintenance work. The green tanks can be drained and sand blasted. Also the outside of the tanks should be painted. There is rust around the top of the green tanks. The pink tank looks okay and doesn't need maintenance.

SILVER REEF: Our attorney sent a letter to Silver Reef, on metering their water and ours. Paul wants the LDWA to meet with Silver Reef's board next week to discuss this issue.

We have three options as to metering the line, one is to put a meter in their line which would be the best way, another is putting an orifus in the splitter above their line which can be designed to allow 45 gallons per minute to flow out of the splitter into their line. But there would be no meter. And lastly, cutting our steel line and welding in a "T" . This could take three days to install. We would take out the old meter and put in a new one.

FIRE HYDRANT: Paul wants to get with Russell Peine to see about moving the fire hydrant down by the on ramp South of town to get an estimate cost to budget for. Mel Evans said that the LDWA has a water leak down in this area that should be checked.

Scott Hayes told the board that Don Goddard is assigned by the Fire Department to flush out all the fire hydrants once a year.

METER READING: Coy Wiley suggested we read the meters every month, because of all the overages and Paul said he planned to have them read through the winter.

Ray Beal said he went to the trailer to get a lid to replace a broken cover and there was none left. Paul suggested Ray pickup a new one at Scholzen's.

TOWN OF LEEDS: Mel Evans introduced Kay Fairbanks, member of the town council, as our new liaison with the Town of Leeds. He also handed out a booklet as to the future plans of the Town of Leeds and assignments made on the town's board. And he explained that where we are not paying taxes that we should give them free water. He will discuss this with us later.

Coy asked Mayor Evans why he wants the water company for the Town and Mel explained that they have to provide land owners with water and to make water distribution more efficient. Also revenue is a factor.

Paul told Mel that the LDWA is a very efficient water company and we are looking for additional water also.

Scott Hayes moved to adjourn.

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RESOLUTION: Any account over 90 days delinquent will be given 30 days to pay past due amount and if not paid in that time; their water serviced will be disconnected. A \$20.00 service charged will be added. (For disconnection and reconnection of water service).

OUR BILLING BOX: The box for LDWA checks is still at Don Stephens and will remain there; until we can put a notice in the billing next month stating it will be moved to Ray Beal's fence.

DUTIES: Coy Wiley will take over Susan Savage's assignment. Seeing that the meters are read. Scott Hayes was signed to meter installation and maintenance. This can be contracted out. Paul went to Scholzen's and got materials to put in five taps. Ray Beal is in charge of new projects. Paul Densley will over see past due accounts. Board members will help with this assignment. Robert Coxey will keep his same assignment. (The Source Protection Program and the water testing program.)

When needed each board member can get help from other board members. Or contract out work.

Ray Beal explained to the water board that if this job with the LDWA interferes with his calling as Bishop then he will have to resign.

LEGAL: Paul Densley showed the board a "Meter Reading Service Contract" that our attorney, Rick Hafen, put together for the LDWA. He told Paul that if we have our meter readers read this contract and sign it; that we will be exempt from any liability.

Paul also told the board that the last LDWA board talked of putting the water reading out for bid. This might be something we to consider.

The Johnson's have asked for a raise to read the meters. It takes about 5 hours to read the meters. And we pay them \$50.00 a month. Scott Hayes suggested that the Johnson's be paid a certain amount for each new meter read. The board members felt this was a fair way to pay for reading the meters. The amount will be figured and approved by LDWA.

BLM AND FOREST SERVICE: Robert Coxey got a phone call from the BLM and he was told that the permit we have with them allows us to fence the spring and also the Forest Service permit allows us to put in a fence. He asked the BLM and the Forest Service for a letter in writing as to our rights. And they agreed to send a letter.

WORK TO BE DONE: A. Walking the line to be done March 19th, Tuesday, at 3 p.m. It will take about four hours.

B. Trailer cleanup. Paul Densley and Del Butterfield stacked wood by the trailer at the cement tank to be burned. Paul talked to Don Fawson, the fire chief, and he said that he would stand fire watch while the LDWA burns the trash.

Don Goddard said he would buy the old rusty pipe at the trailer for a penny a pound for fencing and etc. if it meets the approval of the board. This was approved.

CHURCH PROPERTY: Tim Apple at the church house at Silver Reef was not happy with the job that was done when the 8 inch pipe was put in. They would like to have the LDWA replace the grass. Paul is looking into finding grass seed for the area.

INSULATION: Paul suggested that we buy several rolls of insulation and form a work party to go around to the meters and insulate them. Coy Wiley will pickup two rolls of 6 inch insulation. Paul wants to get this done close to the first of the month.

WELL: The pump has been turned off since October 19th and we have had enough water without pumping. And Paul feels that we need to budget money in 1997 to pull the well pump and do complete maintenance work on it. Mr. Rhodes in Cedar City is the person who installed the pump and could give us an idea of the cost to budget for.

1997 BUDGET: Paul called a meeting for the board to create the 1997 Budget on Tuesday December 3rd at 7:00 P.M. at his home. He asked Sandra to provide copies of last years budget at this meeting and call board members to remind them to attend. We also need to budget for a new meter at the well.

TANK MAINTENANCE: Paul feels the water tanks need maintenance work. The green tanks can be drained and sand blasted. Also the outside of the tanks should be painted. There is rust around the top of the green tanks. The pink tank looks okay and doesn't need maintenance.

SILVER REEF: Our attorney sent a letter to Silver Reef, on metering their water and ours. Paul wants the LDWA to meet with Silver Reef's board next week to discuss this issue.

We have three options as to metering the line, one is to put a meter in their line which would be the best way, another is putting an orifus in the splitter above their line which can be designed to allow 45 gallons per minute to flow out of the splitter into their line. But there would be no meter. And lastly, cutting our steel line and welding in a "T". This could take three days to install. We would take out the old meter and put in a new one.

FIRE HYDRANT: Paul wants to get with Russell Peine to see about moving the fire hydrant down by the on ramp South of town to get an estimate cost to budget for. Mel Evans said that the LDWA has a water leak down in this area that should be checked.

Scott Hayes told the board that Don Goddard is assigned by the Fire Department to flush out all the fire hydrants once a year.

METER READING: Coy Wiley suggested we read the meters every month, because of all the overages and Paul said he planned to have them read through the winter.

Ray Beal said he went to the trailer to get a lid to replace a broken cover and there was none left. Paul suggested Ray pickup a new one at Scholzen's.

TOWN OF LEEDS: Mel Evans introduced Kay Fairbanks, member of the town council, as our new liaison with the Town of Leeds. He also handed out a booklet as to the future plans of the Town of Leeds and assignments made on the town's board. And he explained that where we are not paying taxes that we should give them free water. He will discuss this with us later.

Coy asked Mayor Evans why he wants the water company for the Town and Mel explained that they have to provide land owners with water and to make water distribution more efficient. Also revenue is a factor. Paul told Mel that the LDWA is a very efficient water company and we are looking for additional water also.

Scott Hayes moved to adjourn.

Sandra



Leeds Domestic Waterusers Assn.
289 NORTH SILVER MEADOWS
PO. Box 460627
Leeds, UT 84746-0627

PRESIDENT: PAUL DENSLEY 879-2206
VICE PRESIDENT: ROBERT COXEY 879-2376
SEC. TREASURE: SANDRA BROWNING 879-2345

COY WILEY 879-2723
RAY BEAL 879-2238
SCOTT HAYS 879-2457

MONTHLY MEETING OF THE LDWA **DECEMBER 13, 1996**

HELD AT THE HOME OF COY WILEY (THE CITY BUILDING WAS BEING USED.)

THOSE IN ATTENDANCE: Paul Densley, Coy Wiley, Robert Coxey, Sandra Browning, and Kay Fairbanks of the town council.

Scott Hays

CONDUCTING: President Paul Densley

PRAYER: Paul Densley

MINUTES: The minutes were discussed and Paul Densley moved to approve the minutes and Robert Coxey seconded the motion and all approved.

FINANCIAL STATEMENT: After a short discussion of the financial statement Robert Coxey moved to approve the financial statement and Paul Densley seconded the motion and all approved.

COMMERCIAL: Mr. Marrel Walton told Paul to bill him for the water used on his commercial development for site preparation. The contractor has given Paul the amount of gallons of water used which was 73 loads of water at 4500 gallon per load and they will be billed

We are waiting for a bill from Scholzen's to find out the difference between the standard 5/8 meter and the 2 inch commercial meter. It will be in the neighborhood of \$900.00. For the new commercial center. Mr. Walton will be billed for that amount also.

OVER DUE BILL: Paul contacted Mr. Weeks and he paid his delinquent account.

NEW METERS: Mr. Mosher's meter was set and meter was read and he was billed for water used. He is between Manis and Lowther.

Paul Manis and Mr. Mosher are responsible to patch the road that was dug up when Russell Peine dug the line. The Jackson meter has not been read. Paul will take Coy up to show him were the meter is.

Mr. Hack Lewis' meter has not been set and he may not be building for some time.

WATER LEAK:

Scott and Paul went over to Mrs. Stafford's home and showed her where the water leak was and she called a plumber and he capped the broken line. Mr. Stafford told Sue Curtis that they were not going to pay their over due bill. Sue Curtis' Husband spoke with Paul and will pay the water bill if we send them an itemized list of overages and amount due.

INSULATION: Steve and Kelly Johnson (our meter readers) said that they would insulate each meter for 45 cents a meter.

METER REREAD: Paul reread Robert Kennedy's meter and it was misread by the meter readers. He gave Sandra the correct reading.

METER: Coy said Mr. Larry Goldston does not want his meter read the next few months for he is afraid that it will freeze through the winter months because there is water in the box. He has covered the meter with dirt to insulate it. He will pay any excess amount due. We will bill them the minimum.

Brant Jones meter at home is under the fence and until we can get up there and relocate it; we will send him a minimum water billing for the next few months.

ELECTRICITY TO WELL PUMP: The electricity to the well pump has not been turned off yet. We had to pump two days for four hours each a week ago. Also we may need to pump some water if we are able to change the meter by Silver Reef's tank. We and Silver Reef will be without water for two days. (We will have to use our storage water). We will pull the old meter out of the line and repair the vent, and the air vac above the splitter and come down and excavate where the over flow line comes out of Silver Reefs' tank and goes through their meter, then it goes though an air vac and back into our line. We have a bad leak there and will get Russ to dig that up and see what the problem.

Eldon Stirling has rebuilt one of those big air vac units and it is in the trailer. So we can replace one and he has parts for two more so we can rebuild one or the other necessary.

Ray and Paul checked the green tanks and they are not rusty on the inside and only has a small amount of sediment on the bottom of the tank. There is a little rust around the top of the green tanks. The pink tank is fine.

At the intersection of Oakgrove and Danish Ranch road there is a ~~air vac and~~ ^{Vent} valve. The stand pipe was knocked over by a truck or some vehicle and broken off. It needs to be replaced. Paul will try to get up there to fix it.

RURAL WATER: We will receive a bill from the Rural Water because Mr. Orton came down and did maintenance work on the regulator. It was not working correctly.

METER WORK: Paul and Scott are going to get together and repair several meters. Tammy ~~Stoker~~ ^{Stolk}, Jolynn Hickman, Joe Turner, Brant Jones, and also Taylors.

WELL PUMP MAINTENANCE: There has not been any maintenance work done on the pump for about 15 years. Rhodes give us a bid for maintenance work which includes pulling the pump, motor, the shafting, and the bowl at the bottom of the well, and cleaning oil off the system. The total bid is just under \$10,000.00, but this includes 300 feet of new shafting, also the bowls at the bottom, but if the bowls and shafts are okay then the bill will be much less.

Paul asked Al if we could pump more water from the well if we install a larger motor, shafting or etc. Al said that we could go with the casing that we have and changing the impellers, (we are pumping about 140 gallons now and we could pump approximately 200 gallons).

We will also have to hire someone who is a welder to cut and lift the top off before the work can start. Paul's neighbor is a welder, Clair Langston, and might do it for us. All this needs to be budgeted for in our 1997 budget. We would like to get this done early this spring.

SILVER REEF: A meeting will be held tomorrow morning at 9:00 A.M. at the city building to discuss that meter we want to install at the Silver Reef tank. The city is invited to attend. Kay Fairbanks will open the building for us. If we put in a constant flow valve, it will take 4 to 6 weeks to get it.

FIRE HYDRANT: Paul feels that the fire hydrant at the on ramp South of Town needs to be left there. We are waiting to see what the State does about it.

WATER TAPS: All the water taps for 1997 are sold. We may have to enforce the 18 month building limit for taps sold. So others that want to build now can do it.

SUB DIVISION: Alberta Lee talked to Paul about getting some water so she can start her sub division. Paul told her if the town gives her their okay we would let her have two taps.

The LDWA needs to make a form letter for the planning commission to give prospective land owners that tells what we require as a water provider.

WATER SAMPLES: Robert Coxey took the copper and lead water samples to SUU on December 3rd. And should get the results back soon. There is a report to fill in and it will be sent in to the state.

LEEDS TOWN COUNCIL: Kay Fairbanks asked the LDWA several question. Such as, how much water does the LDWA have and how many taps do we have left. Paul told Kay that we figure the amount of water we have at the end of the year. We are always looking for more water for the Town of Leeds. We now have 162 taps.

LDWA'S TWO IRRIGATION SHARES: Paul told Kay that the town should look for irrigation water elsewhere for we have others who are interested in our two irrigation shares.

Paul moved to adjourn.