

LDWA MINUTES 1-10-97

AT THE LEEDS TOWN HALL AT 7:30 P.M.

THOSE IN ATTENDANCE: PRESIDENT PAUL DENSLEY, ROBERT COXEY, COY WILEY, RAY BEAL, SANDRA BROWNING, AND KAY FAIRBANKS OF THE TOWN COUNCIL AND JIM BRAY OF THE TOWN PLANNING COMMISSION.

CONDUCTING: President Paul Densley

PRAYER: Robert Coxey

MINUTES: Minutes were reviewed and corrections made and Coy Wiley moved to approve the minutes and Paul Densley seconded the motion and all approved.

FINANCIAL STATEMENT: Financial Statement was discussed and Ray Beal moved to approve the Financial Statement and Robert Coxey seconded the motion and all approved.

President Paul Densley welcomed Jim Bray and Kay Fairbanks to our meeting.

METER INSULATION: Paul, Robert, Coy and Ray went out and insulated meters to protect them from freezing. About 15 meters remain to be insulated and Coy will pickup two rolls of R11 insulation needed to finish the job. Steve Johnson was going to insulate the meters, but was working late around Christmas time and could not do it.

AIR VENT: The "stand up" air vent by the turnoff to Danish Ranch was fixed by Ray Beal and Paul Densley.

LINE WORK: The board plans to work on the line by Silver Reef's tank as soon as Russell Peine is available with his big equipment for digging.

Paul will contact Richard Freeman for he would like Bush and Gudgeon to look at the splitter box by Silver Reef's meter and see how it can be designed to bring the barrier up high enough to separate those two flows of water.

LDWA plans to weld all the way around ^{the} top and take the old splitter out and make sure we've got the percentage of diversion inside the box that we need. Also make sure the dam is completely level so there is a equal flow over it. We will pull the old meter out and sleeve it and repair the air vac that is right by it. Down by Silver Reef's tank, that air vac is really leaking and needs to repaired. We want to excavate the line in the area and see if there is a leak in the air vac or in the line or whether it is coming from the back flow out of Silver Reef's tank into our line.

LEAK REPAIR: Ray and Paul worked on Tammy Storks' line and it is partially done, but will have to be worked on again. JoLynn Hickman has a leak and also Joe Turner needs a part replaced.

METER PROBLEMS: Paul went back to check meter's that meter readers did not read because they said there was water in the meter and found that there was condensation on the lens and Paul was able to read all but one meter. Hulet's meter was unreadable and the LDWA may have to replace it.

Paul plans to talk with Brant Jones about his meter. He put a chain link fence over his meter and it can not be read so it needs to be relocated.

NEW LINE: The new line to Frank Jackson's place is in. Paul will take Coy to show him where the line is for the meter readers.

PUMP MAINTENANCE: The well pump needs to be pulled and Ray and Paul went with Paul's neighbor, who is a welder, to see if he could cut the steel top off the pump house to get Mr. Rhodes in with his "A" frame to pull the pump. Clair, Paul's neighbor, suggested to cut a section out with a skill saw and not use a welding torch for it may warp the metal.

We had to pump water the last few days. For some reason we lost 400,000 gallons in a period of six hours and we do not know why. The line was checked and no leak was found. Paul suggested that we leave the electricity on all year. We only save \$10.00 a month by doing so.

REGULATOR: Ken Orton of the Rural Water is coming tomorrow to fix the regulator. He worked on it last December and now it is not working again. As soon as we can get the regulator working we need to start work on the well pump maintenance.

WATER TAPS: All water taps for 1997 are sold and two are spoken for in 1998.

NEW HOMES: A Mr. Guyor has the town's approval and will be building a home this Spring. He bought his water tap a few years back.

Alberta Lee's subdivision does not have the town approval until she comes up with a plan to control drainage water at the back of her property. The Mayor wants curb and gutter also.

ROAD PATCHED: The road that was dug up when Mr. Mosher's line was put in; has been repaired.

DELINQUENT ACCOUNTS: A Mr. James Randalls has bought the Sue Curtis home. And the last renter, Steve Stafford, called Paul and wants to pay his fair share of the water bill while he lived in the home. But would not pay for overages caused by leaks in the line. So he will be billed \$16.00 a month for 10 months while is was in the home minus payments made.

Mr. Parnell has made a payment. Sherrie Shakespeare was told that we would accept partial payments until she is caught up. James Herpel will have his water turned off if he does not make a payment. B J Realty is behind in their payments. Also Tami Stolk's water leak is on our side of the water meter and she is only responsible for \$16.00 a month. Paul will check with the Leflers about their bill.

SUGGESTIONS FOR 1997: Paul suggested the new board for 1997 attend more of the Rural Water seminars and take advantage of the schooling available on water matters. There are some coming up in February and March that will be beneficial.

Paul also suggested the water board hire a part time -full time manager. This is becoming a major job and there isn't a day goes by that Paul is not involved in water company business. Even if we did not sell any more taps than the 10 taps sold for this year; maintaining the system and the taps and working with the State, plus finding more water sources and for continuity purposes we need a manager. We can not pay a great amount, but we need someone who is retired and could spend time every day and follow through with the problems at hand.

BLUE STAKES: Several times a week Blue Stakes calls and Paul has to go out and locate our lines for those who are digging.

MAP UPDATE: Paul volunteered to update the maps with all the new lines we have put in this year and will make changes as they are made. All new lines need to be installed with a tracer wire.

CLEAN WATER ACT: We may have to chlorinate our water with in the next few years, because of the "Clean Water Act" that President Clinton signed. This could go into effect as soon as 1998.

ASSIGNMENT FOR THE SHAREHOLDERS MEETING:

1. Accomplishments for 1996 (fencing spring, well and etc.) Ray Beal
2. What we plan to accomplish in 1997 Scott Hayes
3. Financial Statement Paul Densley

4. The 1997 Budget to approve Paul Densley
5. Water Samples (all tests are up to date and water is pure) Coy Wiley
6. Water Conservancy.....
7. Election

Robert Coxe suggested that we alert the shareholders about the work we plan to do on the well pump because of the great amount it could cost.

LEGAL RIGHT: The Water Conservancy District, headed by Ron Thompson, have two wells and they are selling water to surrounding towns. They will be pumping water from the wells 24 hours a day and it is a great concern to the LDWA what effect it will have on our available water. It was suggested that we ask our attorney, Kendrick Hafen, what legal rights we have to secure our water.

WATER TESTING: Robert Coxe asked Sandra to get him copies of the Lead and Copper test. The test was positive.

ROBERT COXE MOVED TO ADJOURN

ANNUAL SHAREHOLDERS MEETING

FEBRUARY 4, 1997

TIME: 8:00 P.M.

LOCATION : LEEDS TOWN HALL

BOARD MEMBERS PRESENT: PRESIDENT PAUL DENSLEY, VICE PRESIDENT ROBERT COXEY, COY WILEY, RAY BEAL, SCOTT HAYES, AND SECRETARY SANDRA BROWNING.

DISTRIBUTION OF THE BALLOTS FOR ELECTION: Shareholders signed in and received their voting ballots. There were 34 ballots handed out.

WELCOME: President Paul Densley

PRAYER: Coy Wiley

MINUTES: Sandra Browning read the 1996 shareholders' minutes and Ray Beal moved to approve the minutes and Robert Coxey seconded the motion and all approved.

FINANCIAL STATEMENT: The financial statement was handed out at the door and after a short discussion Paul Densley moved to approve the Financial Statement and Robert Coxey seconded the motion and all approved.

1997 BUDGET: Paul Densley explained the 1997 Budget was sent to shareholders in the mail with notice of the meeting. 1997 Planned Tap income is \$25,000 from tap sales. Income from commercial tap sale is \$9,000. Monthly water payment is anticipated at \$31,000.00, also income due us from the Angel Springs Property this summer is \$22,645.00. Which totals \$87,645.00 for the year. Our planned expenses will be \$48,772.00 which gives us a contingency of \$37,873.00 against the total operating costs of \$87,645.00. We are operating in the black and we want to maintain the ability to pay for any emergency that might come up and we want to be solvent at all times. There was one correction made for one item was labeled "labor-maintenance" for \$7312.00 and should have been labeled "parts". The Budget was approved by the board members in the December meeting. Gene Hansen asked what we owe on the pink tank. Paul explained that we have \$36,000.00 left on the pink tank at \$7,000.00 a year. Around five years to pay. This is a no interest loan. Our 1997 projects will run around \$15,000.00.

1996 ACCOMPLISHMENTS: Scott Hayes told the shareholders of the LDWA accomplishments for the year 1996. The area around the spring and the well were fenced. A work party cut weed and cleaned up around the spring area. (Young girls from the town helped in this project and Paul explained to the girls about our water system. We wired the time clock and the electric cellinoids so that we could leave the pump unattended for a 24 hour period of time. We installed three thousand foot of new six inch line with two fire hydrants that went down to the Jackson property south of town. A six inch line was installed from town to Phillip Peine's new home. The board members also walked the line from the spring to the tanks to make sure it was in good condition. The board members also insulated all the meters. Ten new taps were installed. Board members changed out and repaired several old meters and the meter setters. We installed a hand rail across the ditch going from our trailer to the regulator house.

Paul Densley added that we also participated with the town in " The Safe Sidewalk Project". Covering up our lines so the side walk could be put over the line. We have involved ourselves with Blue Stakes and they call if there is any digging to be done in Leeds. IF there was any digging that ended to be done Paul has gone out and made sure that our lines are marked.

1997 GOALS Ray Beal gave a proposed list of items that have been budgeted for in 1997. First on our list is well maintenance. It needs to be pulled, checked, and repaired. We need to remove the steel roof, pull the motor and the pump and repair what ever needs to be done. We pumped a lot of water this summer and fall and the well pump needs to be gone over. We have budgeted \$10,000.00 for this repair. We need to remove a nonfunctional master meter from the line coming down from the spring and replace that with a sleeve in the pipeline and this will cost approximately \$1,000.00. We also need to repair a couple of leaks in the air vacs in the main line. We need to install necessary plumbing at the regulator house in the four inch line to allow us to drain the old water line. This line can be used at a future date, but for now it needs to be drained and cleaned out. And this will cost about \$1,000.00. We also talked of installing a meter in the overflow line from the pink tank to the irrigation ditch. So we will have an idea of how much water runs out of the tank to the irrigation ditch. We might be able to use the meter taken out from the about line. This will cost another \$1,000.00. We also need to rework the over flow lines from Silver Reef tank to LDWA line, with Silver Reefs cooperation. And this would cost another \$1500.00. On the pink tank there is a cable line that tells the amount of water that is in the tank and apparently there have been kids swinging on that cable fouling it up. We plan to cover the cable so it can't be reached.

WATER QUALITY: Robert Coxey told the shareholders that all the tests that are required were taken and the water tests came back very good. We test the bacteria count monthly and also there are several test throughout the year that must be taken and reports filled out and sent to the state. We have had some vandalism at the fence and a section had to be repaired by the well. Paul commented that we have two good water sources and a diversified water system.

SHAREHOLDERS QUESTION AND ANSWER PERIOD. Gene Hansen asked if the LDWA was considering a new backup pump or larger pump for the well. Paul Densley said that the LDWA plans to pull the motor and have it inspected, cleaned, dipped, baked, and insulated with new motor bearings put in it, and have it checked out electrically. Our pump can pump 150 to 200 gallons per minute now. We do not plan to buy a larger pump at the present time. Mr. Al Rhodes, the man who installed our well, told Paul that to his knowledge our pump has never been pulled since it was installed in the 1978. So we don't know what kind of damage we may find there. It is still working very well but, the \$10,000.00 is not out of line for an estimate for repairs. Paul explained that when we got the vandalism corrected on the tank with the gauges, that the pump did a very adequate job, even in such a dry year. The pump that we have will accommodate a larger motor. Our motor is a 20 horse power now. Don Goddard explained that a motor can be rewound in three days. What wears out in a well are the bowls and lines from sand in the water. Paul added that we are fortunate for our well is very clean with a minimum of sand.

Paul thanked the volunteers this last year for all the work that was done; along with the board members.

SELECTION OF SHAREHOLDERS TO HELP WITH THE ELECTION

Paul Densely and Robert Coxey declined to run for reelection.

FOUR PEOPLE WERE NOMINATED AS BOARD MEMBERS

Ron Fowls, Fred Friese, Kay Fairbanks, George Fridell

VOTE: There was a tie between George Fridell and Fred Freise in the first vote so another vote was taken.

RESULTS OF VOTE: Fowls and George Fridell were elected as the two new board members for a two year term.

MEETING WAS ADJOURNED

EXECUTIVE SESSION WAS HELD: The board members met in "executive session" to elect new officers and the new members took their "Oath of Office" as board members. Ron Fowiks was elected as the new president and Coy Wiley was elected as Vice President. Meeting was adjourned.

PRELIMINARY

From: Leeds Town Council

February 13, 1997

To: Members of the Board, Leeds Domestic Water Users Association

This note is written to start a dialog between the Town Council and the LDWA regarding the Town's potential purchase of Hogan Springs Water Rights. The most efficient use of these rights requires cooperation between the two organizations, and we, herein, address the need for this cooperation and make suggestions for consideration.

The Town Council wants to have the ability to make wise land-use planning decisions that are its lawful responsibility. In doing this it wants to allow land owners to use their land in ways that are compatible with the desirable attributes of Leeds.

The LDWA Board is committed to insuring the LDWA shareholders all the pure water that they can put to beneficial culinary (includes landscaping) use.

We think that we can all agree that these are legitimate, worthy goals. The limited availability and associated increasing cost of water has led to differences as to how to approach the provision of water to new users. Because of this, the Town has sought alternative sources, and is considering the purchase of water rights from Hogan Springs. These could then be transferred to a well.

The reason the Town is interested in purchasing rights for Hogan Springs water stems from two factors associated with the LDWA Shareholder arrangement. These have a significant impact in light of the fact that the LDWA is near the limit of its water sources (when using their allocation method), and any new water is expensive.

The Hogan Springs water rights that are for sale total about 60 Acre Feet (AF). With the current LDWA allocation/share arrangement, this would provide about 50 new taps. Users in areas that are not suitable for large gardens, and who do not want large lawns (say similar to Eldorado Hills), can get by with about half the amount that the LDWA plans for. A pricing scheme for the above mentioned areas that encourages moderate conservation would allow about 100 taps from that same 60 AF. Impact fees could have an entry of \$1800 to cover the cost of the water rights. These would not be excessive, so long as the additional impact entries are kept reasonable. This could be done if the water development used existing facilities (e.g., rental from LDWA, or other companies). If not, it could still be accomplished if a grant was available, or a loan to start with small facilities and efficiently grow.

(There is a current example of such a need. Some 40 acres near the present LDWA tanks are being considered in a BLM swap. The prospective owner is required to request annexation to Leeds. He plans to build from six to eight homes, which seems an appropriate density for that area. Such zoning could be specified in the annexation

agreement. However, he wants to be able to be sure of getting the needed water long before it would be available from the LDWA. Obtaining the Hogan Spring water rights, transferring some to the LDWA well and reaching a service agreement with the LDWA would ensure the Town's ability to annex this desirable development.)

The parenthetical remarks point to the second factor that makes it desirable for the Town to have some control over the water. That is, it can exercise its legal responsibility of land-use planning. It can accommodate desirable growth both in the present boundaries, as well as nearby. Otherwise, there will be overwhelming pressures to bypass both the Town and LDWA, either by ignoring us or by suing us. The land-use is then subject to control by the County. If the Town has water, the developers are strongly encouraged to annex, as opposed to declaring that the Town cannot provide the services, and remaining in the County. If they do not annex, the developments still add to the Town's service load (i.e.; fire, EMT and streets), without providing compensatory revenues.

Once the water rights are bought, here are a few alternative ways for the water to be provided to users:

1. For the Town, or developer, to build a small water system near the point of use. This may be appropriate for some, relatively, isolated locations, but it is not likely to be the most cost effective solution in most instances.
2. For the Town to rent pumping and distribution services from the LDWA. This relieves the LDWA from trying to accommodate more expensive water, while still being bound by its shareholder structure.
3. For the Town to lease the water to the LDWA with the provision that the pricing for the affected users be conducive to obtaining the appropriate number of taps.
4. For the Town to assign the water rights to the LDWA with provision for the creation of a new class of share holders (say class B) such that they are equivalent to about one-half of previous shares.
5. For the Town and LDWA to agree to a process for the Town and LDWA to become joint operators of a system which would satisfy both the expectations of present LDWA shareholders, and the realities of current water developments.

The latter solution would accomplish the most in removing the animosity over water issues. We offer, here, only a *strawman* arrangement to be used as an example of the principal, to be pummeled and reconstructed into a more refined and substantial form.

The important feature for some present LDWA shareholders is to have 40,000 gallons per month at the base price. A pricing scheme that would preserve this and still make better use of the water could be to have a slightly lower rate for the lower uses, but preserve a secondary base (flat) rate out to the 40,00 gallons.

MONTHLY MEETING OF THE LEEDS DOMESTIC WATERUSERS ASSOCIATION

MARCH 7, 1997

THE LEEDS TOWN HALL

7:30 P.M.

THOSE IN ATTENDANCE: PRESIDENT RONALD K. FOWLKS, VICE PRESIDENT COY WILEY, RAY BEAL, SCOTT HAYES, GEORGE FRIDELL, AND SANDRA BROWNING. MAYOR OF THE TOWN OF LEEDS WAS PRESENT AND ALSO KAY FAIRBANKS AND JOANNE THORNTON OF THE TOWN COUNCIL. ALENE CUFF AND STEVE WESTHOFF AND FAMILY WERE ALSO PRESENT.

WELCOME: By President Ron Fowlks

PRAYER: Scott Hayes

MINUTES: Minutes were discussed and Ray Beal Moved to approve them and Ron Fowlks 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.

PAST DUE ACCOUNTS: Past due accounts were reviewed and assignment were made to make personal contacts. Ron will contact the Curtis home (Mr. Randalls). Ron and Scott plan to visit Paul Manis and Steve Lewis. Ron and Paul Densley will contact Ed Weeks.

NEW BUSINESS: LETTER FROM THE TOWN OF LEEDS ON HOGAN SPRINGS TO THE LDWA.

This letter is included with the minutes of this meeting. Letters were given to each board member.

Ron explained that he has gone over past minutes to find out what his obligation is as the president of the LDWA on Hogan Springs, but is unsure as to what has transpired.

Mayor Evans was accompanied by a delegation from the town in support of the letter written and also Alene's water being used by the town.

Mayor Evans said the town's present concern is expressed in the Hogan Springs letter. At the time this letter was written there was a contact made by a Real Estate Agent with the Mayor and Robert Weight. He had gone to the legislature and talked to Mel Brown of his concerns about the delays in annexation of surrounding areas and is in hopes that the legislature could do something about the problem.

Mayor Evans feels that the LDWA and the Town of Leeds should make an effort to work together on the water problem so Leeds can grow. The town has an obligation to provide prospective home owners in the Leeds area with the opportunity to buy land and build new homes. Mayor Evans said there are 40 acres of BLM land up by the LDWA's tanks that is up for trade or sale and may want to be annexed with the town.

Coy Wiley asked if the town has plans to annex surrounding area and why they would do this. Mayor Evans said that the town is looking into annexing all developments because the town needs to have revenue if they are to provide services for them. Such as, fire protection and so forth.

Scott Hayes asked the mayor what the town feels about a fire service district and also what does the town's by-laws say about contractor providing their own water. The mayor said there are no town laws asking for a contractor providing their own water, this in part could be paid for in impact fees. When water is provided, a developer does have to pay for it.

Ways water can obtained.

1. The town of Leeds or a developer can build a small water system near the point of use to provide limit amount of water.
2. The town could, with the LDWA's permission, rent pumping and distribution services from the LDWA.
3. The town could lease water to the LDWA with provision that the pricing for the affected users and amount of water provided be subject to Town's wishes.

4. For the Town to assign water to LDWA and create a new class of share holders. (Equivalent to about 1/2 of LDWA's shares.
5. Town and LDWA become joint operators of a system satisfying both groups.

Ron told those present that the LDWA wants to work out problems with the town and will meet with Alene soon to see if there is any way to buy her water shares in Hogan Springs.

Mayor Evans told the LDWA that if the LDWA buys the water shares from Alene that the town wants this Water to be separate from the regular LDWA shares and they want control in the distributing this water so more shares will be available. Such as, the water shares will be the equivalent to about 1/2 of the present LDWA water share. This can be worked out at a later date. (This meeting was recorded on tape and is available if more information is wanted).

HOGAN SPRINGS: Alene Cuff told the LDWA that an agreement was made up and signed between the LDWA and herself that if the state would okay the transfer her shares of water from Hogan Springs to the LDWA's well the LDWA would buy the water, if a price could be worked out. It has been two years and the state is considering the transfer of water and may approve it. If the LDWA will not move on this; then she will sell the water to someone else. If Alene does not use the water it may be taken away from her. However, she would like to see the Town of Leeds get her water and not be forced to sell outside of Leeds. The town of Leeds needs the water and it is available now. Alene Cuff has water shares that amount to about 35.36 acre feet of water in Hogan Springs. That does not include the other two water shares for Mr. Westhoff and Mr. Felt. A total of 60 acre feet all together.

Alene feels the LDWA is not being fair to her by offering to pay only so much for 40,000 gallons of water in a lump amount. The water company can make four taps out of the 40,000 gallons sometime down the road. Leeds is the only area that allows their shareholders 40,000 gallons, most areas allow around 10,000 gallons per home owner.

Alene's father bought Hogans Springs in 1935 or 36 and this was a 1880 decreed water.

Mr. Westhoff, who is also a owner of water shares of Hogan Springs, was present and in support of Alene's situation. His water may be available also if an agreement could be worked out. The three owners have agreed to stick together and all sell or none sell.

Ron Fowiks made a proposal that the LDWA pursue the purchase of the Hogan Springs and work out the terms of the agreement as far as purchase price and have it contingent upon transferring those rights to our well. Scott Hayes seconded the motion. We will have to review the terms of purchase price and come to an agreement. Alene Cuff is the only one we have been working with in the past. The other two Hogan Spring water owners are waiting to see the results of negotiations with her.

Scott Hayes asked Alene if she is in agreement to meet and work out the sell of her water. And she said that she was. Also Ray Beal asked Alene what the LDWA needs to do in the next 20 days to help her out. (Alene received a letter from the State that she has 20 days to start to work out an agreement). Alene said that they could meet on Monday and write a letter to the state that the LDWA and Alene are working on an agreement and the state would probably allow an extension.

Mayor Evans said that the town may protest this agreement if they are not allowed a say in this agreement and if the water is not used to the capacity. The town wants to eliminate the controlled growth of the Town of Leeds by water.

George Fridell asked why there is a ten tap limit and he was told that this was probably done to be cautious with the water that is available.

Ron explained that there are a number of things that need to be worked out, such as how this would effect the regular LDWA shares we have now and etc. But he feels that this can be worked out.

The town delegation left and the LDWA proceeded with their business meeting.

FIRE HYDRANT: The fire hydrant at the South of town on the corner by the on ramp to the highway must be moved soon. The State plans to enlarge entrance on the side of the road where the hydrant is. It is the LDWA's #1 ^{Done} priority to complete this project. 1500

MAINTENANCE ON THE WELL: Ron told the board members that he will contact Al Rhodes and find out what his schedule is as to when he can come down and work on the well. We will start as soon as he can schedule it. ^{Done} 7 3400²²

PINK TANK: The LDWA plans to make a covering for the cable that goes up the side of the pink tank to indicate the amount of water in the tank. The covering will be spot welded to anchor it into place. And thus protect the ~~Not Done~~ cable from vandals swinging on it.

WALKING THE WATER LINE: It is time for the LDWA board members to walk the line from the spring to the green tanks to make sure that the line is in good shape. It should be done before the weather gets to hot. Preferably this month or next.

NEW TAPS: There are water taps available for several people that bought taps earlier are now unable to build. This should help those who want to build now and do not have a water tap. Maureen Sherman has asked for a refund, for she is not going to build a new home. Alberta Lee does not have the town's approval on her plans, so there are two more taps.

METER READINGS: The Walton Commercial meter is in and needs to be read from now on. Also the new home that Craig Sullivan has build has the meter in and should be read. A Mr. Tim Murri has contacted Ron and wants to build shortly and needs a water tap.

MANAGER FOR LDWA: The LDWA is currently looking into hiring a manager for the LDWA to take the workload off the President and the board members. The water taps in service at this time are close to 163. Every day there are problems that need solutions and work on the meters and lines. The board of directors feel that someone is needed to organize the work needed to be accomplished and do certain jobs monthly. The job description would include meter reading, repairs to meters, set new meters, checking water levels of the tank and well, plus up keep on both. A job description will need to be agreed upon and also the amount paid to the manager. Wages could be by the job, by hours put in, or monthly payment. When the board gets the research accomplished of job description and wages, the job will be put up for bid with a due date for bids to be turned in. This will be discussed at the next LDWA monthly in April. Board members were asked to research this issue and come to the next meeting with ideas as to how they will proceed.

Scott Hayes moved to adjourn.

April 9, 1997

TO: LDWA BOARD MEMBERS

RE: WATER MASTER / MANAGER

RATE OF PAY : BASE SALARY 400.00 PER MONTH BASED ON A 40 HOUR PAY PERIOD. ADDITIONAL TIME IN EXCESS OF 40 HRS PER MONTH FOR SPECIAL PROJECTS AND/OR ASSIGNMENTS WOULD BE PAID AT \$10.00 PER HR.

TRAVEL EXPENSES INCURRED FOR PERSONAL VEHICLE USE OUTSIDE OF THE TOWN OF LEEDS AND OR THE LOCAL BOUNDARIES WOULD BE PAID AT THE RATE OF 30¢ PER MILE. PAYABLE ON A MONTHLY BASIS.

DUTIES AND RESPONSIBILITIES:

- 1) CHECKING AND MAINTAINING - EXISTING LINES, WELL, METERS, VALVES ETC.
- 2) SUPERVISING WITH ASSIGNED BOARD MEMBER THE READING AND RECORDING OF METERS RESIDENTIAL AND COMMERCIAL.(THIS JOB WOULD REMAIN AS A CONTRACTED JOB WITH THE PRESENT INDIVIDUALS UNLESS CHANGED IN THE FUTURE)
- 3) TAKING WATER SAMPLES AND WORKING WITH ASSIGNED BOARD MEMBER SENDING OR DELIVERING THE SAMPLES TO THE STATE OFFICE OR LAB.
- 4) CHECKING FOR LEAKS AND OR OTHER PROBLEMS WITH THE CURRENT SYSTEM ADVISING ON REPAIRS REQUIRING OUTSIDE LABOR HELP EITHER CONTRACTED OR VOLUNTEER.
- 5) SUPERVISING MAJOR REPAIRS AND OR CONSTRUCTION OF NEW LINES OR EQUIPMENT THE HOURS SPENT ON THESE DUTIES MAY BE OUTSIDE OF THE NORMAL 40 HR. PAY PERIOD. I.E. EXTRA TIME.
- 6) COORDINATE WITH SECRETARY ON COLLECTION OF OUTSTANDING BILLS WILL BE ASSISTED BY BOARD MEMBERS.
- 7) INSTALLING NEW TAPS IN THE NORMAL FASHION IN CONJUNCTION WITH ITEM #1

THANKS
RON FOWLKS PRES.

Sandra

MONTHLY MEETING OF THE LEEDS WATERUSERS ASSOCIATION

APRIL 11, 1997 AT THE LEEDS TOWN HALL 7:30 P.M.

THOSE PRESENT: PRESIDENT RONALD K. FOWLKS, VICE PRESIDENT COY WILEY, AND BOARD MEMBERS, SCOTT HAYES, RAY BEAL, GEORGE FRIDELL, AND SECRETARY SANDRA BROWNING. ALSO DON GODDARD, CRAIG SULLIVAN, AND MR. AND MRS. ROBERT COXEY WERE PRESENT.

WELCOME: PRESIDENT RON FOWLKS

PRAYER: RAY BEAL

MINUTES: The minutes were reviewed and after some discussion George Fridell moved to approve the minutes and Scott Hayes seconded the motion and all approved.

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

PAST DUE ACCOUNTS: No contacts were made last month.

REPORT ON PROTEST HEARING ON THE WASHINGTON WATER CONSERVANCY AT COTTAM WELL: The protest against the Water Conservancy District was for an additional 2000 acre feet of water to be pulled out of this area by wells; they already are getting 500 acre feet. Don Goddard was invited by Coy Wiley to report on this protest meeting. Don said the meeting lasted 3 1/2 hours and seventeen groups were protesting the conservancy. Dean Hansen was a witness for the conservancy and testified how the well was pumped and tested and what the test wells were showing and the amount of water being pumped. There were a number of questions and concerns from the public that were answered. The people were assured that if their water was effected that the conservancy would make them whole. One person asked them to put it into writing and Ron Thompson said they could not do it. The people would have to prove that the Cottam Well was affecting their water. Don said, in other words, a person affected would have to go to court and prove their water was being effected. It was explained to the people present that the conservancy would return water to the aquifer down below the Quail Creek Dam. It was pointed out that this would not help our water level this side of the dam.

Alan Howard explained they could not make his water whole, because it comes from a pure spring and he sells spring water for his living and they could not provide pure spring water if his spring was lost.

We won't know anything for 30 to 90 days as to the results of the hearing. Don talked with Rick Hafen a few days ago and Rick said when we get a letter back it will include the reasons for the decisions made and if it was accepted or rejected.

Coy Wiley said the two wells were pumped to maximum for a number of hours or days and then they stopped to see how long it would take for the water level to come back and in five days the well recovered fully.

Don talked with a Hydrologist who is doing a Navajo Sand Stone Survey in our area and he said that you probably won't notice any change in the water level from the pumping of Cottam Well in the first year and it may take five years or more. It will be a gradual process of the water level lowering. Coy said they will be pumping 1250 gallons per minute. They claim to only use one well at a time when needed. Don is concerned because they say there is plenty of water, but we really don't know how much water is available.

Scott Hayes asked what we will be able to do if in five years we find the water levels are dropping and Don said we can go to court and fight for our water. Don wants to form a special water improvement district to protect our water.

SPECIAL IMPROVEMENT DISTRICT: Don Goddard is very concerned about the water in our area and the availability of it. Don held a meeting at his home and invited small groups in the area who are interested in saving our water with the objective to form a special improvement district. A special improvement district can include special service districts such as Silver Reef and Angel Springs in them. A special improvement district elects the members on their board, but the water conservancy district is appointed by county commissioner to those boards. We want to elect our board members and not have them appointed by the county

commissioners. We would have special taxing authority as a Special Improvement District so that we can fund ourselves and receive grants. There will be an umbrella coverage for all those under in the district. Funded by taxes the district will set up. The County commissioners will set up the program, but it will not be governed by them, but by our elected board.

We need to go to the county commissioners and ask to form a special improvement district and Rick Hafen is looking into this for us. Don has been going around the area, contacting small water companies that might be interested in joining a Special Improvement District. The big water conservancy controlled by Ron Thompson at Cottam Well is a big concern to everyone because of the large amount of water that the two wells running 24 hours a day will draw out of the aquifer. It is feared that our LDWA's well and spring will be effected along with all the other wells and springs in the area. The LDWA is interested in forming of a Special Improvement District if it can help protect our water. Don said if we ban together to fight for our water we have a better chance to keep it.

Craig Sullivan told the LDWA that this special improvement district Don is talking about would not only be a benefit to the Leeds Water Company (Irrigation), but also the LDWA and the two companies should work together in a joint venture to retain our culinary and irrigation water. Even if no other group joins in this district, he feels the irrigation and the culinary companies should work together. He would not sell his excess water, but is willing to lease his extra irrigation shares to the culinary company. He feels that irrigation water should be bound to the land it is assigned to and the people who want to irrigate should be able to. An irrigation pond could be set up and could be used by these people.

Ron asked if there is a way to find an amount of irrigation water available that could be used for culinary water. Don said that this could be researched and an approximate figure found.

Scott said there is much the culinary and irrigation companies can do together such as, pressurized irrigation system to utilize our water.

Don Goddard told the board there is a new bill passed by the government called HB 25 that a government group such the Special Improvement District will be able to keep the area's water for 50 years and more and not loose it. (*Excess water*)

Don also noted each group that joins the improvement district signs a contract stating what they will or will not do.

WATER SALES: Ron told the board that Alene Cuff had contacted him just before he came to the meeting tonight and that the town has offered her a price for her water shares of Hogan's Springs. He then gave her our proposal and she will look it over. He plans to contact her and see what can be done for the LDWA to buy her water. A copy of this bid will accompany these minutes. Ron offered her \$2000.00 per acre foot. She asked for \$3000.00 per acre foot. Mr. Felt has sold his water already.

Scott said that at the Town meeting ~~Goffich~~ ^{Scott} Charlie announced the town has been given water shares and money to start their own water company. The town may get their money from non interest loans from the state. This is where the sewer project money is coming from. (*only part of it.*)

It was also announced that Steve Westhoff has given his share of Hogan Spring to the LDS Church and the LDS church will turn it over to the town and the church will pay Westhoff as the water shares are sold. Ron plans to talk to Steve and see what transpired.

Ron said when surface water is transferred to well water there is a percentage of water lost in the process. As we would do with Hogan Springs water to our well.

Coy suggested if we do get Alene's shares that we use the water at the source and none would be lost. Ron agreed with Coy and said there would be less protests if the water in Hogan Springs was used on site.

Ron feels our biggest problem with the Town is the 10 tap limit and also the 40,000 gallon minimum water share. Selling a water tap should be by whether a customer has done a perk test and also has a building permit. Now a person has to have water before their can get a building permit. Ron feels that the LDWA should have a representative that is a member of the planning commission of the town or at least attends their meetings to see what lots are available and the growth plans of the town. We in turn can tell the town how much water is available and the average growth over the years. This would give us an idea of the water needs of the town. George Fridell suggested that we lower the minimum water and charge a high overage fee. Ron said the average household does not used 40,000 gallons a month. Around 20% may use that much and that includes the commercial taps.

We can research the average water use over the years and this can be presented to the town to show them what water is available if we use the average usage and not the 40,000 gallon rate.

Ray Beal feels that the ten tap limit should not be limited to one year, but be a progressive thing and if only 8 taps are used in one year, the extra two taps plus ten could be sold the next year.

ITEMS ACCOMPLISHED: The fire hydrant down by Roger Kreuger's place has been moved. Also the old meter by the Silver Reef's tank has been removed and a sleeve put in it's place. The meter was not working correctly. Also the service on the well was completed. The shafts were pulled and the bowls were looked at and everything was in perfect shape. No sand in the shafts or bowls. The only thing that had to be replaced was ten bushings on the shaft going down in the well. Also the motor was pulled, baked and, painted. The cost of the servicing was \$3500.00.

A new meter has been set for Mr. Gier on Silver Meadow Rd. Coy checked out Lawrence Hardy's meter that had a leak and worked on it.

METER READING: Coy said that the meter readers do not know where Frank Jackson's meter is and he will go over and show Steve the location. Also the commercial center's meter was not read. Brant Jones meter still needs to be moved.

DELINQUENT ACCOUNTS: A certified letter will be sent to over due accounts. And they will be told their water will be shut off in ten days. Sherrie Shakespear made a ~~\$80.00~~ payment.

\$40.00

WATER MASTER: Ron handed out a paper to the board members as to the pay rate and duties of a water master/manager which he compiled. The Board members agreed with the pay base and duties outlined by Ron. The position of water master was discussed and the board agreed that there was a great need to hire a part time person to take the work load off of the board. The name of Jerry Browning was brought up and discussed. The board agreed that he should have the job. It was decided that a fair wage would be a \$400.00 base per month plus \$10.00 an hour over the 40 hour base. He will also receive mileage at thirty cents per mile. Coy Wiley made a motion to hire Jerry Browning and Ray Beal seconded the motion and all board members approved. Jerry will start as soon as it is possible.

RESIGNATION: Ray Beal asked for time on the agenda and Ron turned time to him. Ray explained to the board that being on the LDWA's board of directors has caused problems with his calling as Bishop of the Leeds Second Ward and at this time he felt he must resign. The board reluctantly accepted his resignation.

NEW BOARD MEMBER: George Fridell suggested that Ron offer the position to Fred Friese for at the shareholders meeting in February he was next in line to be elected to the board. Ron said he would approach Fred and offer him the position.

The meeting was adjourned.

Leeds Domestic Waterusers Assn.

289 NORTH SILVER MEADOWS

PO. Box 460627
Leeds, UT 84746-0627

May 9, 1997

PRESIDENT: RON FOWLKS 879-2350
VICE PRESIDENT: COY WILEY 879-2723
SEC. TREASURE: SANDRA BROWNING 879-2345
Water Manager Jerry Browning 879.2345

RAY BEAL 879-2238
SCOTT HAYS 879-2457
George L Fridell 879-2733

THOSE IN ATTENDANCE: President Ronald K. Fowlks, George Fridell, Scott Hayes, Fred Friese, Sandra Browning (Secretary) and Jerry Browning (Water Master). Coy Wiley was out of town. Mayor Mel Evans, Alene Cuff, and Steve Westhoff were also present.

CONDUCTING : Ron Fowlks

Prayer: George Fridell

WELCOME: Ron Welcomed Fred Friese as the new member of the board, who will take the place of Ray Beal who resigned last month.

Also Jerry Browning was welcomed as the new Water Master/Manager for the LDWA. He was approved at last months meeting. He was also thanked for the work he has ready done.

A copy of the duties of the Water Master/Manager will be given to Fred Friese.

MINUTES: There was a discussion of the minutes and changes made. Scott moved to approve the minutes and George seconded the motion and all approved.

FINANCIAL STATEMENT: After a short discussion on the Financial Statement, Scott moved to approve the Financial Statement and George seconded the motion and all approved.

LAND PAYMENT: We received the yearly payment on the 16 acres that Craig Sullivan purchased from the LDWA.

TAP PURCHASE: We received two checks for deposits on water taps. One thousand dollars from Alberta Lee on her land and \$500.00 from Carl Hutchings, who plans to build soon.

LEAK AT THE CEMENT TANK: Jerry, the new water master, was asked by Ron if he fixed the leak at the valve house (by the cement tank) and Jerry told Ron yes, that he got Russ Peine to dig up part of the line and a loose connection was found and this was fixed. Jerry also stated that the valve house was being flooded by irrigation water coming down the ditch so Don Goddard and Craig Sullivan cleaned out the ditch and extended an irrigation pipe so it would not flood the valve house again.

DELINQUENT ACCOUNTS: Ron read a letter from Mr. Thompson, Sue Curtis's husband, who briefly stated that he was not going to pay the water overage of their renters because the LDWA did not contact them about the leak.

The renter did contact Mr. Thompson about the leak. Also the location of the leak was not found until it had been running quite a while. The leak was on their side of the meter and thus is their responsibility.

Ron wants another letter sent to the Thompsons because the overage is their responsibility. Mr. Thompson said earlier that he would pay for the water leak. If we could just get the normal monthly water charge it would help. Ron asked that we bill the Staffords again for their normal water bill and tell them that they are on their honor to pay the water they used. Also he will check to see if the home is sold. And if it is not sold then we can put a lean on the house for the amount of the water bill.

We need to put a lean on the Ed Weeks home before it is sold. The renters, Jack and Berniece Wingo, are planning to purchase it. Ron will approach the renters and see who is responsible to pay the rent. Scott reminded Ron that he needs to take a member of the board with him when he makes these contacts. *→ water bill*

The Green house (Scoles) should have a lean put on it also. We will sent a billing to Janie Furness to see if she will pay.

Ron and Scott will contact Herpels and Paul Manis about their delinquent accounts.

Scott said that we need to follow up on the assignments made last month.

WATER MEETINGS: There will be a meeting held Wednesday, May 14th at 3:00 P.M. on the Central Virgin River Ground Water Study and it will be held at the Washington County Water Conservancy District Building in St. George and we need to have someone attend. The following day, May 15th, they will have a field trip that will start in the Gunlock area and go down through Gunlock to St. George and up to our location to Kolob. They will be in the Red Cliff's Recreation area at 12:30 to discuss the survey in the Quail Creek and Leeds area. We can meet the group there. This is the Utah Geological Survey and the U.S. Geological Survey.

There is a water rights conference held in Salt Lake put on by water right lawyers that we could attend.

WALK THE WATER LINE: The board will walk the water line May 17th at 8 A.M. We will check the line for leaks and pull old style vents and replace with new ones. Bring a shovel and meet at Jerry's home.

UPDATE ON HOGAN SPRINGS. We offered Alene Cuff \$2000.00 per acre foot and the offer was not accepted. She wants \$3000.00 per acre foot. It is a marketable price for water in this area. Mr. Westhoff and Mr. Felt are willing to sell for the \$3000.00 figure also. The board will meet in executive session and discuss and adjust our offer.

We could use the water on sight or transfer to our well. If we transfer to the well, we must make sure that the well has the capacity to provide that much water.

Alene Cuff also stated that there are certain rules that we must follow if we transfer the water. First, we can not use any water on sight and secondly, the water will run into Quail Creek Reservoir.

Fred said that we can't agree to buy the water unless we know it can be transferred to our well. Ron told the board that we can make up an agreement with a clause that states that we will buy the water if it can be transferred. Scott suggested we put in to resolution that we want the option to be able to use the water at the spring source if we desire at a later time.

Alene Cuff has 35.1 acre feet, Steve Westhoff has 8 acre feet, and Mr. Felt has 18 feet or less. We need to research to make sure there is no percentage loss when the water is moved from spring to well. Steve Westhoff research this with the state and they said there is no loss with a transfer from spring to well.

Alene is still in agreement for us to put 20% down and the balance to be paid off in five or ten years at an interest rate of around 8 percent. Ron asked Steve if he was in agreement to this and he said that he was. Ron feels the LDWA should purchase the water rights because, we do need to look forward to growth in the area and have water available for that growth. Ron feels that we should put in the offer that the final purchase price will be contingent upon the actual amount of water that the state will transfer to us.

DEVELOPMENT IN LEEDS: Mayor Evans said there is a contractor that wants to make a new development up by Silver Reef. A Mr. Doyle plans to build around 15 homes. He approached the town and will donate part of the land for a park or open place.

Fred Friese asked if he has water for this development; for a developer is required to furnish his own water. The mayor stated that the development will pay for the water whether he gets it from the LDWA or other sources. But he does not have water.

Ron told the Mayor that the LDWA could not furnish water to this development at the present time because there is no water pressure in the area. We would have to put in a new booster pump or a new well at a higher elevation and new lines. The land trade with the BLM has not been finalized with Mr. Doyle.

WATER SERVICE DISTRICT: Scott asked if it would be easier to obtain water for the LDWA if we joined the Water Service District. He was told the Water Service District was a group of small water organizations that would ban together to keep the water that we now have. It would not make it easier to get more water.

NEW METERS: Our well water is not metered so a meter will be put in to meter the water pumped from the well and the water returning to the ditch. This figure is needed for water reports that we sent to the State.

WHEN A TAP IS CONSIDERED SOLD? Ron wants to get a clarification from the board of when a tap is considered sold. The results is that a tap is sold when an approved building permit is issued and we have received \$2500.00.

With a deposit of \$500.00 the customer has 18 months to get a building permit and build. George said that if they back out of it and do not build after 18 months then they should loose their deposit.

There is no impact on our water system until the home is being build and water is used.

Ron feels we need to amend the LDWA Water Tap Application Form to read that if two or more taps are being bought by a customer, the board of directors must approve it.

More research will be done as to how we will change the tap application form. We may have to create a separate tap form for commercial taps.

Scott Hayes moved to adjourn.

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George L. Fridell 879-2733

MONTHLY MEETING OF THE LEEDS DOMESTIC WATERUSERS ASSOCIATION

JUNE 13, 1997

THE LEEDS TOWN HALL

7:30 P.M.

THOSE IN ATTENDANCE: PRESIDENT RONALD K. FOWLKS, VICE PRES. COY WILEY, SCOTT HAYES, GEORGE FRIDELL, JERRY BROWNING, AND SANDRA BROWNING. KAY FAIRBANKS OF THE TOWN COUNCIL WAS PRESENT.

WELCOME: RONALD K. FOWLKS

PRAYER: COY WILEY

MINUTES: ONE CORRECTION WAS MADE AND GEORGE FRIDELL MOVED TO APPROVE THE MINUTES AND SCOTT HAYES SECONDED THE MOTION AND ALL APPROVED.

FINANCIAL STATEMENT: AFTER A SHORT DISCUSSION AND SOME QUESTION, SCOTT HAYES MOVED TO APPROVE THE FINANCIAL STATEMENT AND COY WILEY SECONDED THE MOTION AND ALL APPROVED.

WATER TAPS: Coy Wiley asked Ron when a water tap is considered sold. Ron told Coy that we have had some confusion in the past as when a tap is considered sold. Some people were putting down deposits and not intending to build for a while, and so we made a stipulation (this is in the Application for a water tap) that \$500.00 holds a permit in reserve while the building permit process is taking place. Once the building permit is approved by the town of Leeds and the remainder of the water tap fee is paid, a tap is considered sold. Then we can tap into the water line for the shareholder. There is an eighteen month limit on the time a shareholder has to build. If it is no fault of the shareholder that he has not built within 18 months, such as the town has not given him a building permit, then he will get his deposit back, but if he just decides not to build then he loses his deposit.

Ron said the LDWA has created two lists for water taps applications. One list with a \$500.00 deposit down and one list of paid taps. (\$2500.00) The sold taps are those that the shareholder has a building permit and is actually building.

The \$2500.00 must be paid by the time they tap into our water source. We have nine \$500.00 deposits on water taps with no building permit.

DELINQUENT ACCOUNTS: A Letter was sent to the Thompsons and their bill was broken down, excluding the interest charges and they were urged to pay the \$16.00 monthly water charges that are owed.

Ron asked that certain shareholders will be sent a notice that their water will be shut off in 10 days if a payment has not been made by that time. This will include the Herpels, the Green home, Bundys, and Shakespears.

Jerry Browning told the board that the Ed Weeks home has already been sold and the title company will sent us a check for his delinquent water bill plus the June billing. We also have the name of the new owners.

HOGAN SPRINGS: Alene Cuff has agreed to sell her water shares in Hogan Springs to the LDWA. She has 35.1 acre feet. We will make a down payment of \$18,000.00 to Alene with \$18,200.00 a year for five payments with 8 percent interest. The total purchase price is \$105,300.00. She wants to retain five water shares. Alene got a call from the State water engineer, Kent Jones, and they have approved the water transfer to the LDWA. He will present it to the state engineer.

Also Steve Westhoff will sell 8 acre feet to the LDWA. We will be paying him \$24,000.00 with 20% down, which is \$4800.00. He will retain one share (\$2500.00). The yearly payment will be \$4,063.39 for five years at 8 percent interest. So far Mr. Felt is not selling.

We will have to put in a box to measure the flow from Hogan Springs to the Quail Creek Reservoir. All we have to do is make sure the water is going down the road to the Reservoir. Our biggest concern is if there is enough water coming out of Hogan Springs to cover the amount of water rights that we will purchase. This will have to be put into the agreement of sale so we won't have to provide more water than is in the spring if the amount of water decreases.

WATER PROJECTS:

Four Air vacs have been taken out of the line coming down from the Spring. Jerry said he could probably rebuild one out of the four and the rest a to badly damaged.

We need to put together a work party to dig a hole to install a new style air vac into the main line coming down from the spring. we hope it will eliminate most of the problems. Also we need to buy and install two more air vacs to replace the damaged ones and they will run between \$300 to \$400 a piece. We need to

install the air vacs and fix the leaking lines to conserve our water. Coy made a motion to approve buying three "Air Vac kits" so we can make the corrections and Ron seconded the motion and all approved. We would like to proceed in this project and Saturday 28th of June was set aside for this work project.

Coy also stated that we need to make a cover for the Zion's RV Park's meter. Jerry told Coy he has the measurements and will proceed to get that done.

Ron asked Jerry if a decision has been made about the lid in front of Reeces home. Jerry said that he was going to put in a 4 inch low riser back flow valve and Mayor Evans will adjust the sidewalk accordingly and put a square lid on the valve and we will remove our lids entirely. Jerry told the Mayor that we want ~~asses~~ ^{access} to the shut off valve. There are two places we need to do this and one is at Shakespears and the other at Reeces. We need to lower the valves so the new side walk can be put in.

Kay Fairbanks also asked about the two new fire hydrants going in on Center street and Valley.

Ron told Kay that he was down measuring for the one today by George Fridell's home. But the fire hydrant was on Valley and Cherry and not Center and Valley. Kay will find out about Center and Valley and get back with the LDWA.

Mr. Hutching and Mr. Haslem are building homes so a new water line will be put to the area. Ron measured from the blue mark, that Jerry made, to the corner of the street and it was 140 feet and then up to Hutchings' trench was additional 200 feet. Making a total of 340 feet. A fire hydrant will also need to be installed. The best place to put the hydrant is at the corner. The new home owners are responsible for the new line on their property and the fire hydrant so we need to contact Hutching and Haslem and come up with a figure of their share of the expense. This will include their share of the water line, the fire hydrant and a cross. The cost will be 340 times 8, plus approximately \$2000.00 for the meter and \$270 for the cross. (We will pay half of the cross)

We will get accurate figures and write a letter to the customers showing what is expected of them and get their agreement to pay.

Ron said he heard there is a new regulation that we must use an 8 inch line instead of the 6 inch. If so, the line will be \$2.00 more a foot. we need to check on this regulation.

PROJECTS COMPLETED: We did install the new meter at the well and Jerry started the well on the 10th and found that in an hour 26,000 gallons went through the line. In 24 hours it will produce 641,000 gallons. He actually ran the water through the line and out on the ground to flush the lines below the green tanks. The inspectors told us to flush the lines when we start up the well.

Coy moved to adjourn

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SCOTT HAYS 879-2457
George L. Fridell 879-2733

Date 7/11/97

President Ron Fowlks Conducting

GENERAL BUSINESS:

- OPENING PRAYER
- MINUTES last board meeting held _____ READ and Approve:
- FINANCE STATEMENT read and Approve:

- Go over deliquent Account Rec.
- OLD BUSINESS-

- Hogan Springs purchase-Cuff

NEW BUSINESS:

1 - Leeds Irrigation Co.--Purchase or workout future water use _____

New Air vac at gravel pit being vandalized [needs lock]
Well has been started, to bring water up to level-
Need to train people to turn well on and off
Six Month Average use enclosed
tank blue prints on valves [if any other idea please add] enclosed

- Other Items

Close Meeting

July

Leeds Domestic Waterusers Assn.

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

PRESIDENT: RON FOWLKS 879-2350
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Water Manager Jerry Browning 879.2345

RAY BEAL 879-2238
SCOTT HAYS 879-2457
George L. Fridell 879-2733

MONTHLY MEETING OF THE LEEDS DOMESTIC WATERUSERS ASSOCIATION
LEEDS TOWN HALL 7:30 P.M.

JULY 11, 1997

THOSE ATTENDING: PRESIDENT RON FOWLKS, COY WILEY, GEORGE FRIDELL, FRED FRIESE, AND SANDRA BROWNING. SCOTT HAYES AND JERRY BROWNING WERE OUT OF TOWN AND EXCUSED.

CONDUCTING: RON FOWLKS

PRAYER: RON FOWLKS

MINUTES: THE MINUTES WERE DISCUSSED WITH ONE CORRECTION MADE BY RON.. COY WILEY MOVED TO APPROVE THE MINUTES AS CORRECTED AND GEORGE FRIDELL SECONDED THE MOTION AND ALL APPROVED.

FINANCIAL STATEMENT: THE FINANCIAL STATEMENT WAS DISCUSSED AND RON MOVED TO APPROVE THE FINANCIAL STATEMENT AND FRED SECONDED THE MOTION AND ALL APPROVED.

FINANCIAL STATEMENT INFORMATION:

IN THE FINANCIAL STATEMENT THERE TWO CHECKS WRITTEN TO RUSSELL PEINE AND RON ASKED SANDRA WHAT THEY WERE FOR.. ONE WAS FOR TWO HOURS OF DIGGING FOR THE HACK LEWIS LINE AND THE OTHER WAS TO PUT IN A METER IN THE WELL LINE THAT GOES TO THE TANKS.

THE WATER TEST HAS GONE UP IN PRICE TO \$9.00 MONTHLY.
WE ALSO PAID THE INSURANCE FOR OUR BLANKET POLICY ON THE LDWA.

BAD DEBT: WHERE WE HAVE NOT HEAR FROM SUE CURTIS AFTER WE HAVE MADE SEVERAL ATTEMPTS TO WORK WITH HER ON THE BAD DEBT, RON SAID THAT WE HAVE NO CHOICE, BUT TO WRITE HER BAD DEBT OFF.

THE OTHER ACCOUNTS THAT ARE OVER 90 DAYS WILL BE SENT A 10 DAY SHUT OFF NOTICE. THEY ARE MANIS, FORTHSYTH, SHAKESPEAR, AND BUNDY.

WE DID PAY ALBERTA LEE A REFUND OF \$500.00 ON A WATER TAP. THE PEOPLE WHO BOUGHT ALBERTA LEES' LAND DID PAY US \$2500.00 FOR THIS WATER TAP.

THE BOARD REVIEWED THE WATER TAPS ON \$500.00 DEPOSIT LIST.

OLD BUSINESS: THE STATE HAS SENT A LETTER OF APPROVAL FOR THE TRANSFER OF ALENE CUFF'S WATER IN HOGAN SPRING TO THE LDWA'S WELL. THE AMOUNT IS 39 ACRE FEET INSTEAD OF 35.1. THIS WAS HER ORIGINAL AMOUNT OF WATER. FRED STATED THAT HER WATER WAS IRRIGATION WATER. RON READ FROM THE LETTER FROM THE STATE WHICH SAYS THAT LDWA CAN USE HER SHARES FOR CULINARY WATER IN OUR WELL. SHE WILL RETAIN 5 SHARES OF WATER. RON SAID THAT HER TAPS WILL BE SIMILAR TO A FLOATER TAP WE ISSUED YEARS AGO. IF HOGAN SPRINGS EVER DRIES UP WE STILL HAVE 39 ACRE FEET.

RON TOLD THE BOARD THAT HE AND ALENE MET WITH RICK HAFEN TO WRITE UP THE CONTRACT FOR THE SALE. WE WILL PAY HER \$18,000.00 DOWN AND SIX EQUAL YEARLY PAYMENTS WITH INTEREST OF 8%. THE YEARLY PAYMENTS WILL START JULY 1998.

FRED FRIESE ASKED ABOUT STEVE WESTHOFF AND MR. FELTS WATER SHARES IN HOGAN SPRINGS AND RON SAID THAT STEVE WESTHOFF HAS SENT AN APPLICATION TO THE STATE TO TRANSFER HIS WATER TO OUR WELL AND IS WAITING FOR A RESPONSE. WE ARE NOT SURE IF MR. FELT WILL SEND IN HIS APPLICATION..

ZION'S RV: THE LID FOR THE METERS AT ZION RV WILL BE MUCH LARGER THAN THE NORMAL SIZED LID SO JERRY IS GOING TO TRY AND FIX A PLASTIC LID SO IT WILL BE EASIER TO REMOVE.
COY HAD A PIECE OF PLASTIC HE GAVE JERRY TO SEE IF IT COULD WORK AS A LID.

EIGHT INCH LINES: GEORGE FRIDELL ASK RON ABOUT THE COUNTY REQUIRING EIGHT INCH LINES ON NEW CONSTRUCTION. RON TOLD GEORGE THAT THE COUNTY HAS ADOPTED A NEW REGULATION THAT EIGHT INCH LINES BE PUT IN ALL NEW CONSTRUCTION, BUT SO FAR THIS IS NOT MANDATORY. IT IS RECOMMENDED BUT IT IS ONLY VOLUNTARY.

GEORGE FRIDELL SAID HE FELT THAT THE LDWA SHOULD PAY THE EXCESS IF AN EIGHT INCH LINE IS PUT IN FOR NEW CONSTRUCTION. RON MENTIONED THAT IN THE CASE OF HASLEM AND HUTCHING THE LDWA WAS ALREADY GOING TO PAY THE DIFFERENCE BETWEEN 6 INCH TO 8 INCH AND IF WE DECIDE TO GO FOR THE 8 INCH LINE WE WILL PAY FOR THAT ALSO.

WE RECEIVED THIS INFORMATION, ABOUT THE COUNTY'S PROPOSAL TO REQUIRE 8 INCH LINE IN ALL NEW CONSTRUCTION, BACK WHEN GENE HANSEN WAS THE LDWA PRESIDENT AND THE FIRE DEPARTMENT PRESENTED THIS PROPOSAL TO THE LDWA AS A WAY FOR BETTER WATER PRESSURE TO THE FIRE HYDRANTS BY DON FAWSON.

NEW CONSTRUCTION: BOTH MR. HASLEM AND MR. HUTCHING HAVE BEEN PRESENTED WITH AN ESTIMATE FOR THE COST OF THE NEW LINES TO THEIR PROPERTY BY JERRY AND THEY HAVE AGREED TO PAY THEIR PART. COY SAID THERE WAS A CONCERN THAT MR. HASLEM MAY NOT PROCEED WITH HIS BUILDING. RON FELT THAT WE MIGHT CONSIDER GETTING A DOWN PAYMENT BEFORE WE PROCEED. MR. HUTCHING'S LINE WILL COME IN FRONT OF GEORGE FRIDELL'S HOME AND GO DOWN TO THE CORNER AND WE WILL PUT A "T" IN AT THE CORNER AND CAP ONE END. IF MR. HASLEM DOESN'T PROCEED WE WILL CAP OFF THE OTHER END. THE LINE WILL COME UP VALLEY AND THEN WE WILL PUT IN A HYDRANT AT THE CORNER BY GEORGE FRIDELL AND MR. HUTCHING PROPERTY AND COME UP WITH SOME 6 INCH LINE AND THE TAP WILL BE RIGHT AT THE BEGINNING OF THE PRIVATE LANE AND THEY WILL RUN A 2 INCH LINE ON THE PRIVATE PROPERTY. MR. HUTCHING WANTS A 2 INCH TAP AND WILL PAY THE DIFFERENCE.
GEORGE FRIDELL ASKED IF MR. HASLEM WAS PAYING HALF OF THE LINE THAT GOES IN FRONT OF MR. HUTCHING' LOT. HE FELT THAT MR. HUTCHING SHOULD NOT PAY THE WHOLE AMOUNT. RON WILL LOOK INTO THIS TO MAKE SURE EACH PAYS A FAIR SHARE.
FROM NOW ON WITH NEW CONSTRUCTION WE SHOULD CONSIDER CHARGING \$10.00 A FOOT FOR THE 8 INCH LINE INSTEAD OF \$8.00 SO WE CAN COMPLY WITH THE COUNTY REGULATIONS.

FIRE HYDRANT: COY ASKED ABOUT THE FIRE HYDRANT ON CHERRY LANE. HE SAID THAT THERE WAS A HOSE TO THE HYDRANT AND WANTED TO KNOW IF THE CONTRACTOR WAS USING THE WATER. GEORGE FRIDELL EXPLAINED THAT THE FIRE DEPARTMENT WAS USING THE HOSE FOR FIRE SAFETY MEASURES WHILE SOME DIGGING WAS BEING DONE.

NEW BUSINESS: THE BOARD HAS NOT YET MET WITH THE IRRIGATION COMPANY TO DISCUSS USING IRRIGATION WATER FOR CULINARY WATER.

COY WILEY SUGGESTED THAT THE BOARD MEMBERS MEET TOGETHER TO LEARN HOW TO TURN ON THE WELL TO FILL THE TANKS. JERRY WILL BE GONE FOR A WEEK AND BOARD MEMBERS CAN TAKE TURNS TO MAKE SURE THE TANKS ARE FULL.
RON SUGGESTED THAT A DATE BE SET UP TO MEET FOR A TRAINING SESSION. IT WAS DECIDED THAT ON JULY 15, AT 7 P.M., THE BOARD WILL MEET AT FRED FRIESE'S HOME AND RIDE TO THE WELL. JERRY WILL TEACH BOARD MEMBERS HOW TO DO MAINTENANCE AT THE WELL AND THE TANKS. DIAGRAMS WERE PASSED OUT TO BOARD MEMBERS AS TO HOW TO OPEN AND CLOSE THE VALVES AROUND THE TANKS SO TANKS CAN BE FILLED.

COY ALSO SUGGESTED A ROUTINE COULD BE SET UP TO RUN THE WELL A COUPLE OF HOURS A DAY AND SET THE TIME CLOCK. INSTEAD OF DOING IT WEEKLY AND HAVING TO FLUSH OUT THE LINES WEEKLY BEFORE WE COULD RUN THE WELL. THE BOARD AGREED ON COY'S IDEA.

NEW AIR VAC: RON AND JERRY WILL GO UP TOMORROW TO THE NEW LARGE AIR VAC TO SECURE IT FROM VANDALS THAT HAVE BEEN COMING UP ON WEEKENDS AND TRYING TO DISABLE IT.

PROJECTS: ANOTHER PROJECT THAT NEEDS TO BE DONE IS AT BRANT AND TIFFANY JONES' HOME WHERE THE METER WILL BE DUG UP AND MOVED SO THE METER CAN BE READ AND WORKED ON.
ALSO THE STATE HAS BEEN WORKING ON THE ON RAMP SOUTH OF TOWN AND THEY HIT THE VALVE BOX THERE AND COVERED UP THE VALVE COVERS. THEY PLAN TO UNCOVER THE VALVE COVERS AND REPLACE THE VALVE BOX.

COY WILEY MOVED TO ADJOURN.

Sandra
Leeds Domestic Waterusers Assn.

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

PRESIDENT: RON FOWLKS 879-2350
VICE PRESIDENT: COY WILEY 879-2723
SEC. TREASURE: SANDRA BROWNING 879-2345
Water Manager Jerry Browning 879-2345

RAY BEAL 879-2238
SCOTT HAYS 879-2457
George L. Fridell 879-2733

August 8th, 1997 - At Coy Wiley's Home - 7:30 P.M.

THOSE IN ATTENDANCE: President Ron Fowlks, Vice President Coy Wiley, George Fridell, Fred Friese, Scott Hayes, Jerry Browning, Sandra Browning and Kay Fairbanks of the Town Council. Also shareholder Don Goddard.

GREETING: Ron Fowlks

PRAYER Fred Friese

MINUTES: The minutes were discussed and corrected. George Fridell moved to approve the minutes and Scott Hayes seconded the motion and all approved.

FINANCIAL STATEMENT: The financial statement was discussed and Fred Friese moved to approve the financial statement and Ron Fowlks seconded the motion and all approved.

DELINQUENT ACCOUNTS: Ron suggested that we write off Sue Curtis' bad debt for there is no way we can get them to pay it now.

Jerry told the board that he turned off the water at the Weeks' residence. The title company assures us that the home is sold and it is a matter of getting the papers signed and then they will issue us a check for the delinquent water bill.

The 60 day delinquent accounts will have a letter sent to them with a ten day turn off notice if payment is not paid by that time. Herpels, Bundy, BJ Realty, Manis, Forsyths, and Shakespeare.

Jolynn Hickman is moving to Oregon and has rented out her home. She has promised to send us a check, but if not we will talk to the renters and tell them that we will shut off the water if there no payment.

METERS WORK: The meter at Brant Jones needs to be removed from under the fence and moved to the outside of the fence so the meter readers can get into the meter box.

The Shakespeare's meter is not working and a new meter will have to be put in. Russell Peine will dig up the old line for us and find the shut off and install the new meter. Also Merlin Sullivan and Shane Sullivan's meters are not working and need to be replaced.

Zion RV still needs a plate to cover their meters. It was decided to put a diamond plate over the meters with a hole in the middle with a hinged door for the meters to be read. Coy will get the measurements for the metal cover at the Zions RV Park and get the lid made at McArthur's welding shop and install the cover over the RV meters.

TANKS : Russell Peine will replace the leaky seals on the valves West of the tanks. Coy Wiley will pick up the seal when they come in.

METAL DETECTOR: The board has looked into buying a metal detector for the LDWA. After discussing the matter it was decided to go with the "All Metals" metal detector. The price would be around \$1800.00, but will serve our needs much better. Russell Peine puts a tracer wire on all the water lines he has installs. There is no way to trace plastic lines without a wire.

METERS: The state wants a meter at our water sources, at the spring and the well; so the amount of water coming out will be correctly measured. This is a job that will be done soon. The board members approved this work to be done.

PROJECTS COMPLETED: Jerry has worked west of the green tanks and eliminated the water overflow that goes into the ditch and now the overflow will go into the pink tank and at that point the overflow is active and goes through a meter and as of yesterday at 3:00 P.M., the amount of water going through the overflow was 375,000 gallons in one week and this is strictly from the spring. Before, the green tanks would fill up, but before the pink tank could completely fill with water, it would go down the overflow. Now when the green tanks are full; the water will fill the pink tank and then the water will go out the overflow and is metered. If we use more water than we are allotted from the spring; we will meter the amount of the water going out the overflow into the ditch and we will be credit for the amount of water returned to the ditch. The state wants an accurate account of the amount of water used from the spring and the amount of spring water going back into the irrigation ditch.

Ken Orton, from the Rural Water Company came up to help us correct the water leakage in the water line from the spring and he said that the first air vac we installed was a good one with no leaks. To eliminate the water leak, Ken suggested using the box just below the new air vac and enlarging it and creating a second air vac by cutting the line open and putting in a two inch breather. We plan to do this. We have meters installed at the well and the overflows, but the meter for the spring is on order and has not been installed.

Ken Orton took out a valve at the green tanks and cleaned it and put it back. We will be able to clean them ourselves now.

HOGAN SPRING: Don Goddard came to the water meeting and spent some time protesting the transfer of Alene Cuff's water shares of Hogan Springs to the LDWA's well. "Hogan Spring is a constant supply of water" and we should not let the spring get away from the LDWA. Don also explained that there is a Leeds Water Co. (Irrigation water) and The LDWA is a culinary company. Many people think they are the same organization. Don thought the water could not be transferred back to the spring if needed. There are ways it can be if necessary. Don said to the water board to "not loose the water of Hogan Springs at the source".

Ron told Don that the water from the Hogan Springs will immediately be changed to culinary water when it is transferred to the well. Scott explained that we do have the option to move the water back to the spring site later on. Fred Friese stated that when we put the water into the well, we will be able to utilize it at that time and no other expense will be needed. Also there will be no chance of contamination at the well as there could in the future at the spring.

Ron explained that all we have to do is make sure that the water is not being utilized on Alene's property. Ken Orton said that the state guarantees the LDWA the water right of 39 acre feet if it is put into the well. There will be no question whether it is 35 or 39 acre feet. Hogan Springs has always had water in it but not always the same amount so now we will be assured of 39 acre feet all the time.

HEARING: There was a discussion of the hearing about development of land above our Oakgrove Spring that the LDWA and Don Goddard attended. At this meeting Ron expressed the feeling that this development could contaminate our spring. (LDWA and the Irrigation company's water source.) It was stated in a letter about this hearing that Don Goddard spoke for the LDWA, but it was for the Leeds Water company he wanted the LDWA to know that he did not speak for the LDWA, but only for the irrigation company. Concern was expressed about this development and Don said there will be another hearing on the third week in September. We would like to have Rick Hafen represent us at the new hearing.

WATER CONSERVATION: Ron told the board that the LDWA is looking into meeting with the irrigation company and proposing to put in a new 10 inch line down the eight miles from Oak grove Spring and Pig Spring. This could save 40-50 percent of water from evaporation and loss. Then the water can be metered off, with so much going to the irrigation company and so much to the culinary. Fred said that we could pressurize the water line also. Ned and Merlin have expressed interest in this program. Jerry said that the State will loan us a million dollars for thirty years at no interest, now if we are interested. By doing this we can have more water for future use. The State will loan the culinary company, but will not loan to the irrigation company. Ken Orton told Ron to keep in the old line and either turn the line over to Silver Reef or to used line later on. Ron wants to

meet with Ken Orton in a Executive session to discuss this proposal, hopefully at the end of August. When the shareholders meeting comes up in February; we will have the figures and plans to present to shareholders. This could take a year or so but we need to get started.

REQUIREMENTS BY THE STATE FOR OUR WATER SYSTEM: (Utah Division of Water Resources.) There are three things that the state requires that we do to our water system. 1. Remove threads from sampling taps. (Coy said that we have done it.) 2. Install a new measuring devise at the spring and well and all overflow. 3. Overflow and drain lines from pink storage tank must be at least 12 inches off the ground. Silver Reef will participate in installing a meter at the spring.

RIGHT Of WAY: Ron will contact our Attorney, Rick Hafen, to get information on a "right of way" put together for Frank Jackson's property also a procedure to follow for each property as the need arises. We need legal access to our lines and to lines going through private property and a right to read meters. Jerry asked Ron to talk to Rick about a Contractor's lean on homes that have delinquent accounts. This way, the home can not be sold unless the indebtedness is paid first.

HYDRANTS: Kay asked about the hydrant ordinance (hydrants should be about 250 feet apart.) We informed her that we are working on the hydrant situation and there isn't an ordinance, but the fire department wants the hydrants as close as 500 feet if possible. We will install a hydrant at the curve by Glen Beals to serve Washburns, and Hoods. Another hydrant will be install by Carlyle Stirlings. This will be done by the end of the year. The fence at the Kennedy's property needs to be moved so hydrant can be used in case of a fire.

LEGAL WATER SEMINAR: October 6 and 7 in Salt Lake City there will be a Seminar on the Legal water issues and Ron and Jerry plan to attend.

EXECUTIVE SESSION: Kay Fairbanks was dismissed as the board went into an executive session. A paper was passed out to the board members showing the amount of water used of the spring water and what we are allotted. We have overused our allotment but we have metered the water put back into the ditch and we actually have a surplus credit.

The percentage difference between the master meter at Silver Reef and the Leeds meters is about 14 percent. Which is caused from leakage ,water loss, fire fighting, bad meters and etc. This is just the LDWA's water. With the new meters we plan to find the reason for the differences and correct them. We already have corrected many leaks and problems to date. The State wants a 4 to 5 percent difference from the metered amount coming out of the sources and the metered water at the homes. We will continue to work on this problem.

SCOTT HAYES MOVED TO ADJOURN

Leeds Domestic Waterusers Assn.

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Leeds, UT 84746-0627

PRESIDENT: RON FOWLKS 879-2350
VICE PRESIDENT: COY WILEY 879-2723
SEC. TREASURE: SANDRA 879-2345
BROWNING
Water master: JERRY BROWNING 879-2345

FRED FRIESE 879-2387
SCOTT HAYS 879-2457
GEORGE L. FRIDELL 879-2733

Sept. 12, 1997

Those in attendance: PRESIDENT RON FOWLKS, COY WILEY, GEORGE FRIDELL, SCOTT HAYES, FRED FRIESE, JERRY BROWNING, AND, SANDRA BROWNING.

WELCOME: RON FOWLKS

PRAYER: SCOTT HAYES

MINUTES: ONE CORRECTION WAS MADE AND GEORGE FRIDELL MOVED TO APPROVED THE MINUTES AND SCOTT HAYES SECONDED THE MOTION AND ALL APPROVED.

FINANCIAL STATEMENT: QUESTIONS WERE ASKED AND THEN FRED FRIESE MOVED TO APPROVE THE FINANCIAL STATEMENT AND COY WILEY SECONDED THE MOTION AND ALL APPROVED.

WE NOW ARE READING 165 METERS.

ZION'S RV Park: Coy Wiley suggested that we give Mr. Parnell a key to open his meter box. It was also stated that Mr. Parnell should have a valve on his own side of the meter to turn it off with. The LDWA has not completed his meter cover. Coy feels we must get this done for it could be a liability for us. Fred Friese will get this cover made so we can install it.

BAD DEBT: The board wants 60 day notices sent to delinquent accounts instead of 90 day. The 90 day accounts will receive a water shut off notice. We have sent out certified letters and by Monday if we haven't received payment then the board will make a personal contact before water is shut off. Coy Wiley will contact the Bundys plus Craig Sullivan and Scott will go with him. Fred will check the Keesters big water overage, Jerry will go with him. Ron will talk with Shakespeares, Herpels, and Bundys on Monday if money has not come in by then. George told the board that we can not send out certified letters and not follow through.

Rick Hafen told Ron that we can not put a lean on a house, but we can put a lean on the water share. We can take back a delinquent water share, as a last result.

REPORT FROM WATER MASTER: The green tanks run into the pink tank now and then into the ditch from the pink tank. And the water to the ditch is metered. We are logging between 40 to 50 thousand gallons a day that goes back to the ditch.

We have not run the well since the first of June.

We have put in two fire hydrants. One hydrant at Glenn Beal's and another by Carlyle Stirling's home. Ron explained that a decision had to be made, when the hydrant was put in by Beals, whether to shut off the water to the town or hot tap the line and we had a Mr. Wittwer from Hurricane hot tap the line for \$600.00. Also by hot taping the line, there was no contamination in the line. We also put in a two inch meter at the Fire Department's site for their new building. There is lots of volume but not much pressure. There is no problem for the fire truck will pull the water out of the line.

We put two meters at the spring one 2 inch and 4 inch. We are using the 4 inch meter. About 210 gallons per minute goes through the spring meter. The state asked us to put meters at our water source and also meters as it goes into the ditch.

The meter at Merlin Sullivan's was replaced and lines fixed.

Brant Jones' meter was moved to the outside of the fence. And we fixed Amy Jones' meter.

AIR VAC: We need to replace an air vac on the line down from the spring and Scholzens will sell us two air vacs on special for \$195.00 each, usually the repair kit costs that much. Additional air vac in the future will cost us \$300.00. The board agreed to buy the two air vacs.

DEPOSIT ON WATER TAPS: Seth Larsen does not have a building permit for he was red tagged because of the contractor he choose to do his building. Also Mr. Haslem has not done any building as of yet. As the time for their 18 month allowance to build is nearly over; Ron suggested we send a copy of the "Application for Water" to those people as a reminder of the 18 month time limit and underline this information.

If it is not the shareholders fault he is not building then we will refund his deposit, but if the permit was not issued because of any failure by the applicant, the deposit will be forfeited.

TOWN OF LEEDS: The new mayor contacted Ron and asked if when we do any digging in the town or if water is to be turned off that we contact the town clerk and let her know what we are doing. There is no cost for a permit for digging.

We contact Blue Stakes when we do any work. Also it might be good to put up a notice at the Post Office if work is to be done. Also key people in the area that are effected should be called.

FIRE CHIEF: Leeds Fire Chief, Don Fawson, dropped into our meeting to personally thank the LDWA for putting in some needed hydrants in the town (one by Glenn Beal's place and one at Carlyle Stirling's home) also the meter for the new Fire Station that will be built soon.

HOGAN SPRINGS: Ron told the board that we need to make up a certificate showing that Alene Cuff has five floating water taps with a value of \$2500.00 each. But Jerry suggested the State, first, provide a stamped certificate verifying the transfer of water and the amounts from Hogan Springs to our well. Ron said he would contact the State of Utah to get this certificate. Then we will make up the certificates for Alene. We are pursuing the purchase of the rest of Hogan Springs and Mr. Felt and Mr. Westhoff are in the process of getting the states permission to transfer their water from Hogan Springs to our well.

SOURCE PROTECTION PROGRAM: Coy Wiley complimented Jerry on the map he made for the LDWA of the water system. Then Coy told the board that there are reports the state has asked the LDWA to fill out that are difficult to understand. And it was suggested that we call on Ken Orton to come down and help with the reports. Coy talked to Ned and Merlin Sullivan about a pressurized water system. They are willing to meet with the LDWA and also someone knowledgeable from the State.

WALK THE LINE: George Fridell asked about walking the line again and it was decided to wait for cooler weather.

LEGAL SEMINAR: There is a legal seminar in Salt Lake at the Marriott Hotel and Ron and Jerry will attend on the 6th and 7th of October. Sandra was asked to register them and send in the registration fee.

PRESSURIZED WATER SYSTEM: We are looking into putting in a pressurized water system. We can run a 10 inch line from Pig Springs (if we can get water rights for it) and Oak grove Spring. If the Irrigation Company will work with us we can accomplish this goal. We want to have a preliminary meeting with Ken Orton before we meet with the Irrigation Company, to see if this is workable. Ron will contact Ken Orton to set up a date to meet with our board.

George Fridell moved to adjourn.

Leeds Domestic Waterusers Assn.

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PRESIDENT RON FOWLKS 879-2350
VICE PRESIDENT COY WILEY 879-2723
SEC. TREASURER SANDRA BROWNING 879-2345
Water Manager Gay Browning 879.2345

FRED FRIES 879-2
SCOTT HAYS 879-2457
George L. Fridell 879-2733

EXECUTIVE SESSION OF THE LEEDS DOMESTIC WATER USERS OCTOBER 10, 1997 6:00 p.m.

THOSE IN ATTENDANCE: PRESIDENT RON FOWLKS, COY WILEY, GEORGE FRIDELL, FRED FRIESE, JERRY BROWNING AND KEN ORTON OF THE RURAL WATER ASSOCIATION.

The main topic of discussion was how to proceed to establish a pressurized water system with the resources that are available in the area. Ken Orton gave the water company the ideas that he had to proceed with this project. Then Coy Wiley talked with Ken about the many forms that the State has sent to the LDWA to fill out. Ken worked with Coy as to how to fill out the forms and then suggested that the LDWA may have to hire an engineer to get the information that the State wants.

THE MONTHLY MEETING OF THE LEEDS DOMESTIC WATERUSERS ASSOCIATION
OCTOBER 10, 1997 AT 7:30 P.M. IN THE LEEDS TOWN HALL.

THOSE IN ATTENDANCE: PRESIDENT RON FOWLKS, COY WILEY, GEORGE FRIDELL, FRED FRIESE, JERRY BROWNING, SCOTT HAYES, SANDRA BROWNING, AND KEN ORTON.

WELCOME: Ron Fowlks

PRAYER: George Fridell

MINUTES: The minutes were reviewed with no corrections or additions added. Ron said he is entertaining a motion to approve the minutes as recorded and Coy Wiley made a motion to accept the minutes as written. Ron stated that we have a motion to accept the minutes as written and Fred Friese seconded the motion and all in favor said "I". The voting was in the affirmative. Now Ron opened the minutes for comments.

ZION'S RV: Fred Friese was asked by Coy Wiley to make a box for the meters at Zion's RV and Fred made the box and did a great job and it was installed. Coy thanked Fred. Coy Wiley also stated that he was assigned to contact Bundy's and Craig Sullivan about their delinquent water bills and they were contacted and Coy collected the money owed to the LDWA. Also Coy asked about the two, \$195.00, Air Vacs that we were going to purchase from Scholzen's Product. Jerry told Coy the Air Vacs are purchased.

FINANCIAL STATEMENT: After a discussion of the Financial Statement Scott Hayes moved to approve the minutes and George Fridell seconded the motion and all approved.

DELINQUENT BILLS: Ron was pleased to tell the board that we have received payment from all our delinquent shareholders except Mr. Thompson, who we are writing off. Fred will check with Nina Keester about the overage in the rental home.

PRESSURIZED WATER SYSTEM: Ron told those attending the LDWA meeting that we plan to approach the Leeds Water Company to combine our water supply with theirs to form a pressurized water system from Dan Springs and Pig Spring, which the Leeds Water Company has rights to, and running a new line down to our storage tanks with the option that the Irrigation Company can put in a pressurized water system throughout the town of Leeds and in surrounding area where it is feasible.

An option of a power generation station will also be considered by the LDWA.

The consideration of changing our current status as a shareholder to a stockholder's company, still privately held, is also being discussed, giving us the options to improving our current ability to transfer water.

Fred asked if all of this could be done and keep the LDWA as a shareholders association and he was told by Ron all but dividing the shares. 70% of the shareholders use less than 15,000 gallons per month. And they would have the option to split their shares; if we went to stocks instead of shares.

Ron made a statement to the board the program can be divided into two options. The first is the physical portion such as, the installation of the pressurized lines, transfer of the water, and etc. The other option would deal with the organization of the company. The shareholders will be able to vote on both options. But we can't accept one without the other. It will be up to the board to show the shareholders the benefits we would derive from changing to this organization and how it would work.

George Fridell stated that there is also a tax benefit in changing. Ron said that the tax benefit would come if we changed to a special service district. We would have to be incorporated and set apart by the county as a service district. That would give us the taxing authority so that Washington County Conservancy District taxes would come to us. Other water companies in the area can be invited to join with us and this area will be taxed to benefit these combined small water companies and not Ron Thompson's big operation at Anderson Junction. These small water companies will still keep their identify. This Special Service District can be just the LDWA or we can invite other water companies to join with us. Ken Orton said that we determine the area we want to service, if we set it up as Leeds Service District it will service Leeds, or we can include the surrounding area if we desire. Ron also told us that we can retain the LDWA's board as it is now and we can have a member of the board to represent LDWA with the service district.

Ron made a statement that he would like the shareholders to vote on this proposal at the February Shareholders meeting. In the mean time, we want to education the shareholders as to the benefits of this program.

Fred Friese made a motion that we as a board with the consensus of a shareholder's meeting pursue the possibility of developing a new 10 to 14 inch line from our springs down to town and possibly incorporating two additional springs and bringing the irrigation water in that same line to town with the possibility of a pressurized irrigation water system, also considering electrical generation incorporated in this line. And looking into the possibility of changing from a shareholders organization to a stockholders organization and to pursue engineering and development costs of such a project. Ron said that we have a motion by Fred Friese and asked if there was a second? George Fridell seconded the motion. Ron asked if there was any discussion.

Coy Wiley expressed his feelings that he was in favor with the motion as long as the LDWA does it home work a head of time and is ready for the shareholders meeting. With the possibility of having some educational meetings for the shareholders. Coy also asked if we can put information in the December billing on a separate sheet. The board can talk to shareholders in the mean time and get their feeling on the subject and make clear what we are wanting to accomplish.

Ron called for a vote and all voted in the affirmative.

Ron made a statement of researching the two options we have of going stockholders instead of shareholders which was discussed earlier. Also Ron stated that he feels that the LDWA should pursue the possibility of becoming a special service district pursuing with the county the establishment of this district and with the opportunity of inviting others (small water companies) to become part of it. Also the sale of electricity. This is what Ron feels we should peruse.

The call was made for a discussion.

Fred told the board that twice surveys have been taken of the people of Leeds and each time the larger percentages like the small town atmosphere with some small business and controlled growth.

Fred is in favor of improving the water system and finding more water, but not for Leeds to grow to big. He feels that we need to get more information on these issues.

Ron told Fred that the LDWA just provides a services to the town, but the town will decide the amount of growth there. As members of the town we can express our feelings.

George Fridell made a motion that we pursue the organization of a special service water district for the LDWA. Ron called a discussion and there was no discussion. Fred Friese seconded the motion and Ron called for a vote and all voted in the affirmative.

A special service district is a corporation with by-laws with limits of power. Before we meet with the county we must organize and know what we want to accomplish and why we are doing it. The county will look at the proposal and puts it before the public in meetings and then it is voted on. Jerry told the board that LDWA will be member of the special service district with other small water companies joining in.

Coy Wiley asked Ken Orton if there was any negative point of forming a service district. Ken told the board he feels that a service district is all a positive thing.

WATER TRANSFER: Ron asked Ken Orton the advantages and disadvantages of water transfer, as we have done, by transferring water from Hogan Springs to our well. Ken said as long as the water is in the same service area you can do that. And it can be transferred back and forth. Generally you would want to transfer open share water to under ground water and leave it there. You probably wouldn't want to pull it back out. Most of the time if you have open ditch water or surface water it can be transfer to a well. Spring water is classified as ground water. This is a paper transfer not a physical one. You are not transferring the water right its self from Hogan Springs, but you are transferring the point of delivery. No one else can file on the water from Hogan Spring, but it will be used at a lower point and we are taking it at a higher area.

EXPIRED WATER DEPOSITS: George asked about the two people whose water deposits have expired. Ron told the board that Seth Larsen has not started to build and his water deposit will expire next month, and he has tried to get his building started, but the town will not issue him a building permit and so he will be refunded his deposit of \$500.00. We may even work with him if he would like to have his time to build extended. Mr. Haslem has not tried to get a building permit from the town and has not done anything to try and remedy his problem. Therefore, he will not receive his deposit back. Notices will be sent to them.

NEW CONSTRUCTION: Dick Parry is looking into buying Glenn Beal's land and has asked about the LDWA's requirements for new developments.

ALENE CUFF'S WATER: George asked how we stand with Alene Cuff's water transfer. Ron said that we need to put together a letter stating the fact that she has five taps for her own use or taps she can sell. The five taps can be put on regular certificates and not assigned to property. Making them floater taps as has been done in the past. The State has decreed that her water shares have been turned over to the LDWA.

CARL HUTCHING: Carl Hutching has two dead stubs on his property and Russell Peine was going to install the yokes and saddles, but no meters. We will have to bill Mr. Hutching for the yokes and saddles.

RURAL WATER : Ken Orton told the board that The Rural Water Company will come to Leeds and teach the board proper rules of conducting a meeting and the language to be used, plus more. This program will take about 8 hours to complete. It was decided by the board that the LDWA will make an appointment to meet with the Rural Water Company after the new board is installed in February. This will be a big help.

Also Ken Orton told the board that if we let him know, he will take water tests when they need to go to Salt Lake. Ken Orton told the board to take the water tests earlier in the week so our samples won't be kept over the weekend. We need to get together with the other water companies in the area and take turns delivering the water samples to Cedar City.

Fred Friese made a motion to adjourn.

Leeds Domestic Waterusers Assn.

289 NORTH SILVER MEADOWS

PO. Box 460627

Leeds, UT 84746-0627

PRESIDENT:	RON FOWLKS	879-2350	FRED FRIES	879-2387
VICE PRESIDENT:	COY WILEY	879-2723	SCOTT HAYS	879-2457
SEC. TREASURE:	SANDRA BROWNING	879-2345	George L. Fridell	879-2733
Water Manager	Jerry Browning	879.2345		

NOVEMBER 14, 1997

IN THE LEEDS TOWN HALL

THOSE IN ATTENDANCE: RON FOWLKS, COY WILEY, GEORGE FRIDELL, SCOTT HAYES, FRED FRIESE, SANDRA BROWNING, JERRY BROWNING, AND MR. HAROLD FURROWS.

WELCOME: RON FOWLKS

PRAYER: COY WILEY

MINUTES: CORRECTIONS WERE MADE AND SCOTT HAYES MADE THE MOTION TO APPROVE THE MINUTES AND GEORGE FRIDELL SECONDED THE MOTION AND ALL APPROVED. RON CALLED FOR A DISCUSSION. AND COY WILEY STATED THAT KEN ORTON WAS SUPPOSED TO CALL HIM TO MAKE AN APPOINTMENT TO WORK ON THE STATE REPORTS THAT THE LDWA MUST FILL OUT. RON TOLD COY TO CALL KEN TO REMIND HIM AND MAKE AN APPOINTMENT. COY FELT THAT KEN ORTON ENCOURAGED THE LDWA TO HIRE A LAWYER TO HELP WITH THE REPORTS. RON SUGGESTED THAT AN ENGINEERING FIRM COULD BE USED INSTEAD. RON STATED THAT WE RECEIVED A LETTER FROM BOWLER BROTHER'S ENGINEERING LAST SPRING OFFERING THEIR SERVICES TO HELP US WITH THE SURVEYS FOR OUR SOURCE PROTECTION. THEY ARE OUT OF ST. GEORGE. ANY ENGINEERING COMPANY WILL CHARGE FOR SURVEYS.

FINANCIAL STATEMENT: AFTER A SHORT DISCUSSION OF THE FINANCIAL STATEMENT, RON MOVED TO APPROVE THE MINUTES AND COY SECONDED THE MOTION AND ALL APPROVED. COY ASKED FOR A BREAKDOWN OF THE WORK RUSSELL PEINE DID FOR THE LDWA. JERRY TOLD COY THE JOBS COMPLETED BY THE PEINES.

WATER TESTING: COY TOLD THE BOARD THAT HE HAS WORKED WITH THE SMALL WATER COMPANIES IN THE AREA AND HAS FIVE PEOPLE TO SHARE TAKING UP THE WATER SAMPLES TO CEDAR CITY TO SUU FOR WATER TESTING. ARLO YOUNG WILL TAKE THE SAMPLES UP NEXT MONTH. HOWEVER, IF THE OTHER PEOPLE DO NOT TAKE UP THE SAMPLES TO CEDAR CITY COY WILL MAKE SURE IT IS TAKEN UP. COY ALSO STATED THAT IN DECEMBER WE WILL HAVE TO TEST FOR COPPER AND LEAD.

HIGH WATER BILL: MR. RANDALL'S WATER WAS LEFT ON FOR SOME TIME AND SO HIS BILL WAS HIGH THIS LAST MONTH.

BAD DEBT: MOST OF THE DELINQUENT SHAREHOLDERS HAVE PAID THEIR BILLS OR AT LEAST MADE A PART PAYMENT. BUT HERPELS AND MANIS NEED TO BE CONTACTED. RON AND SCOTT PLAN TO GET TOGETHER THIS COMING MONDAY AND MAKE THESE CONTACTS. JERRY TOLD THE BOARD THAT DAVID LEFLER HAS MOVED AND SAID THEY WOULD SEND A CHECK WHEN THEY GET A BILL IN THE MAIL.

RON MENTIONED THAT VICKIE BATISTE MOVED 60 DAYS AGO TO BLOOMINGTON HILLS FROM JOLYNN HICKMAN'S HOME. THERE IS A NEW RENTER IN THE HOME. MRS. KEESTER'S BILL WAS HIGH AGAIN THIS MONTH, BUT SHE HAS PAID HER BILL. FRED HAS TRIED TO CONTACT MRS. KEESTER TO CHECK FOR A WATER LEAKAGE BUT HAS NOT BEEN ABLE TO FIND HER AT HOME.

NEW WATER TAP: MR. HAROLD FURROWS ASKED TO BE PUT ON THE AGENDA AND TIME WAS TURNED OVER TO HIM. MR. FURROWS HAS A PIECE OF PROPERTY THAT HE WOULD LIKE TO DEVELOP AND GET WATER TO. HE EXPLAINED WHERE THE LAND WAS AND THERE WAS A DISCUSSION AS TO HOW TO GET WATER TO THE PROPERTY FOR THE LEAST AMOUNT OF MONEY. FINALLY IT WAS DECIDED THAT MR. FURROWS WOULD CALL JERRY TO MAKE AN APPOINTMENT TO GO OVER THE PROPERTY TOGETHER. MR. FURROWS DOES HAVE WATER RIGHTS AND ALSO WELL RIGHTS THAT HE CAN USE TO SUPPLY WATER NEEDED FOR THE PROPERTY.

WATER MANAGER'S REPORT: ALL WATER IS NOW DIRECTED THROUGH THE PINK TANK AND METERED. WE ARE PUTTING IN THE LINE ABOUT 200 GALLONS OF WATER PER MINUTE AT OAKGROVE SPRINGS AND WE ARE PUTTING BACK IN TO THE IRRIGATION SYSTEM ABOUT 110 GALLONS OF WATER PER MINUTE AT THIS END. EXCEPT FOR THE LITTLE AMOUNT THAT WE ARE LOOSING FROM THE SILVER REEF LINE. MOST ALL OF THE WATER IS NOW METERED AS THE STATE REQUIRES.

RON AND JERRY WENT TO SALT LAKE TO ATTEND A LEGAL WATER MEETING FOR TWO DAYS. THEY LEARNED A LOT AND RECEIVED INFORMATION FOR REFERENCE MATERIAL. ALL IN ALL IT WAS A VERY BENEFICIAL MEETING.

MAINTAINING THE LINES AND GENERAL MAINTENANCE HAS KEPT HIM BUSY. THE LINE STILL HAS TO BE WALKED. JERRY ALSO HAS TO MARK THE LINES FOR BLUES STAKES AS THE CALLS COME IN.

SILVER REEF: SILVER REEF WANTS US TO BUY THE WATER THAT THEY ARE ALLOWING TO RUN DOWN THE ROAD. THEY ARE USING 150% OF THEIR .10 SECOND FEET. JERRY AND RON ARE PLANNING TO MEET WITH SILVER REEF TO DISCUSS WATER DIFFERENCES AND LINE MAINTENANCE.

NEW SUBDIVISIONS: THERE ARE TWO NEW SUBDIVISIONS BEING DEVELOPED AND THERE IS A POSSIBILITY THAT WE COULD CHANGE THE BY-LAWS AND PROVIDE WATER FOR THESE DEVELOPMENTS. IF WE COULD BECOME A SPECIAL SERVICE DISTRICT WE COULD RENT WATER TO COMMUNITIES ALL AROUND US. THERE ARE MANY OPTIONS WE CAN CONSIDER. ALSO THERE IS MORE WATER AVAILABLE THAT WE CAN OBTAIN.

GEORGE FRIDELL TOLD THE BOARD THAT ALENE CUFF MET WITH THE PLANNING BOARD AND WAS APPROVED TO DIVIDE HER LAND INTO 5 LOTS. SHE DOES HAVE FIVE TAPS, BUT SHE WILL HAVE TO PUT IN HER OWN LINES. WE WILL WORK WITH HER TO PLAN WERE THE LINES SHOULD GO.

HIDDEN VALLEY WAS GRANTED A PERMIT TO DRILL A WELL AT ANGEL SPRINGS.

CHRISTMAS PARTY: THE TOWN OF LEEDS CHRISTMAS PARTY WILL BE HELD DECEMBER 8TH, MONDAY, AT CATFISH CHARLIE'S RESTAURANT AT 7:00 P.M.

NEXT MONTHLY MEETING FOR THE LDWA WILL BE HELD ON DECEMBER 11TH, THURSDAY, AT 7:00 P.M.

THE BUDGET NEEDS TO BE REVISED BY THE DECEMBER MEETING AND APPROVED.

BOARD MEMBERS ARE TO BE GIVEN A ASSIGNMENT FOR THE SHAREHOLDER'S MEETING IN FEBRUARY AT THE DECEMBER MONTHLY MEETING.

THE MEETING WAS ADJOURNED

Leeds Domestic Waterusers Assn.

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

PRESIDENT: RON FOWLKS 879-2350
VICE PRESIDENT: COY WILEY 879-2723
SEC. TREASURE: SANDRA BROWNING 879-2345
Water Manager Jerry Browning 879.2345

RAY BEAL 879-2238
SCOTT HAYS 879-2457
George L. Fridell 879-2733

At the Town Hall 7:00 p.m. Thursday night

December 11, 1997

THOSE IN ATTENDANCE: President Ron K. Fowlks, Vice President Coy Wiley, George Fridell, Scott Hayes, and Sandra Browning. Jerry Browning was excused to attend a water meeting with Silver Reef Special Services. Fred Friese was not in attendance.

WELCOME: Ron

PRAYER: Ron

MINUTES: The minutes were discussed and no corrections were found. George Fridell moved to accept the minutes and Scott Hayes seconded the motion and all approved.

FINANCIAL STATEMENT: There was a discussion on the financial statement and also questions asked about checks paid out and Coy Wiley made the motion to approve the financial statement with George Fridell seconding the motion and all approved.

WATER TESTS: Coy Wiley told the board that several water tests* will be required soon. The Copper and Lead is due the end of December. Coy found that the other water companies in the area are not going to test their water each month because of the monthly expense and they are not required to test monthly. He has been faithful in having the water tested and will see that it is done monthly.

WATER METER READING: In the month of November the meters were not read, but it was suggested that from now on the commercial meters be read, such as the church and heavy water users. The Johnsons will read the December meters for the year end water figures required by the state. The church would like to have their meter read each month.

DELINQUENT WATER ACCOUNTS: Herpels has been contacted about their delinquent water bill and they promised a check by Friday. The Randalls have a large overage for the garden water tap was left on for some time. We have not had a check from the Roundy's who bought Doug Burt's home and they will be contacted. We did shut off the water at Jolynn Hickmans, but she has a rental in the back which we did not know about and we received a frantic call to have it turned back on.

WATER KEY: Board members have stated that several shareholders have called them and wanted their water shut off. but they do not have a key. It was suggested that each board member have a water key.

HOGAN SPRINGS: Report on the purchase of Alene Cuffs portion of Hogan Springs. We have contacted a land surveyor to do the proof and fill out the state water forms. The final step in the transfer of the spring water to our well is filing a proof with the state that we've made the changes on the spring side to verify that the water is unusable in the existing state. The State Freeway said that we need to get the water to the drainage and run it down the drainage ditch. The State Water Rights also said to get the water to the drainage will be fine. Mr. Furrows does get some waste water from Hogan Springs. Before the freeway was put in, Hogan springs was a large pond that came out freely. Now the freeway runs through the area where the pond was. Steve Westhoff asked the state how much water flow would be necessary to prove that Alene's water is going down the drainage. The State said that if you can fill

a five gallon bucket in 12 seconds or less it would be enough to show that her water is flowing down there. So Steve went down to where the water is draining into the culvert and he put in a 4 inch pipe and put a five gallon bucket under it and the bucket filled up in 10 seconds. So it is running over the amount, just barely, that needs to be shown as proof that the water is being diverted. This is the final proof.

If at some point of time we wanted to change the point of diversion back to the Hogan spring this is the process: we would have to file a change of point of diversion, for the use would remain the same as culinary water, and transfer the water from the well back to the spring, go through the protests process and go through all the change applications, proofing again and going through all of that. The cost is minimal. It can be done. However, We do not own any land there and it would cost a lot to put in a tank to store the water and buy land if it were possible to do so. Also we do not have the rights to do this.

We are doing what we feel is best for the water company at this time. We will let the State decide what will happen with the Westhoff and Felt water rights. If the State approves their transfer then we will proceed to purchase this water.

STEVE WESTHOFF'S WATER: Steve is willing to give the LDWA his water with the stipulation that we have a year to pursue the transfer and do the proof and at the end of the time, we have 60 days to come up with the money. He has 8 to 10 acre feet and we would have to come up with 24 to 30 thousand dollars. Paul Felt has been trying to sell his land for several years. He has applied for transfer of 21 acre feet and could cost the LDWA around 60,000.00 dollars but he would allow this on a payment plan. We need to get this water before Ron Thompson takes it.

LEEDS IRRIGATION: We need to find out if the Leeds Irrigation has water rights at the source of Oak Groves and Pig Springs or if it is lower down the line. If they do not ~~has~~ ^{have} water rights at the source then we would file on the water at the source.

JONES RANCH NEEDS NEW METER: The LDWA needs to move the Jones meter to higher ground and out of the field.

MOTHER IN LAW CLAUSE: Russell Peine has put in a trailer house for his mother in law, behind his home and said that he is willing to pay 32.00 instead of the 16.00 for water use. The board members decided that this would work. Also JoLynn Hickman should pay the extra \$16.00 for the rental behind her home. It was decided to let Jolynn know that she will be charged \$32.00 from now on. George Fridell said that the town has a conditional use clause for a temporary situation such as Russell Peine has with his mother in law. Scott suggested that we write up a resolution on this mother in law clause (Multi Dwelling). Shareholder still only has access to 40,000 gallons although he is charged 32.00 a month.

RURAL WATER MAGAZINE: Scott Hayes asked if the addresses on the magazine could be updated for the current water board members and Sandra said that she would try to get it up dated.

PROPERTY MAPS: Ron said that we need to get property maps and plat descriptions and plat out our water line down through Ned Sullivans property through Frank Jackson's property and plat it out and have it drawn up and have the right of way determined. We need a legal description.

MR. FURROW: We found out that the shortest distance getting to Mr. Furrow's land is to go from the fire hydrant at the old Green's property along side the road and bring it to the bottom end of that piece of property. And he would have to run some lines up to our water line. Jerry will get a price from Scholzens and also a price from Russell Peine and make up bids for Mr. Furrows. Scott also suggested that we get a price to add a "T" to that line. We can work with Mr. Furrows either for water exchange or money up front to put in this new line.

WATER LINE: Dave Stirling wants a water line put out to his home. He only wants to put in a 2 inch line but there has to be a 6 inch line and should be an 8 inch line to be code.

BUDGET 1998: The 1998 budget was discussed in detail by the board members. Scott Hayes moved to approve the budget as adjusted and George Fridell seconded the motion and all approved.

DRINKING WATER PROTECTION PLAN: Coy has not met with Ken Orton as yet about the water protection plan. We still have not completed the form the state has sent to the LDWA. We may have to hire a engineering firm to do this study.

NEW ADDRESS: Ron stated that Mr. Bundy has a new address and will give it to Jerry.

Coy Wiley moved to adjourn.