

LEEDS DOMESTIC WATERUSERS

75 East Mulberry Lane

P.O. Box 461134

Leeds, Ut. 84746-1134

President	David Coon	879-2685	Bert Leany	879-2901
Vice President	Scott Hayes	879-2457	Russell Peine	879-2358
Secretary/Treasurer	Sandra Browning	879-2345	Merte Gier	879-2903
Water Master	Jim Parnell	879-2854		

L.D.W.A. Executive meeting Agenda

January 11, 2001

Town Hall at 7 p.m.

Those in attendance:

Welcome:

Prayer:

1. JIM BRAY: Eldorado Hills Merger?
2. MERLE GIER
 - A. Water Samples
 - B. Letter to State of UT (Read) two positive samples for November.
 - C. Called Ken Bousfield - Lead and copper test for 2000 missing. Form needs to be filled out.
3. Offered 53 acre ft. shares of "B" water for \$4000.00. Last "B" shared sold for \$750.00 = \$39,750. Bert and Pat Leany want the LDWA to have this water - Sign paper to give Bert and Pat a total donation (\$15,000.00) on paper. Bert will use the water until needed by L.D.W. A.
4. *Dave* Dallin Gardner E.L.T. called January 9, 2001 and want to sell water - 18 acre ft in well - like us to make them an offer. Price per share. Number of years for pay out.
5. BLM site for tank originally set aside for ELT is available. Need to sign for and pay rent on until needed for our use.
6. Letter - suggested answers to David Stirling by our Attorney Bruce Jenkins.
7. COURT- Appearance with Richard Parry in Small Claims Court, January 19, 2001 at 2 p.m. Room 210 - 212.
8. JIM- replace 17 of our oldest meters - running slow and need double check valve. Report serial # to Sandra to put on the computer.
 1. Margaret Armstrong
 2. Ludlow Shop 2
 3. Robert Campbell

4. Ludlow Shop 1
5. Ray Brown
6. B J Realty
7. Maiben Jacobsen
8. Elizabeth Mullens
9. Art Kent
10. Paul Montgomery
11. Robert & June Herpel
12. Jennifer Vigil
13. Brain Hansen
14. Carl Seierup
15. Darrin Pearce
16. Vernal Stratton
17. Mike Empey

*Solar panel unit
Get plans for
Chlorinator Building*

*Leak down
by Herb Janson*

9. RUSSELL PEINE Install 8 inch pipe at cement tank to finish water fire code compliance of the State.
10. New Chlorinator Building (emergency)?
11. Reports at yearly LDWA water Meeting. New projects completed in 2000 to comply with State and Federal Water Codes.

RUSSELL PEINE: a. Elimination of 2 dead end lines. Mesa to Babylon Rd. 450 ft. 8 inch line installed. \$7784.34. b. Install fire hydrant corner of Walton Plaza. \$2070. C. Eliminate 2 dead end lines. Harold Furrows to Frank Jackson - 900 ft. 6 inch line installed \$6342.00.

MERLE GIER: a. Draft of entire LDWA water system \$2500.00 b. Computerizing LDWA water system. \$3200.00. c. Water samples. (~~extra~~)

BERT LEANY: a. Purchase 2 new 18 H.P. Gould pumps and installed with electrical system. b. Pressurize irrigation project for the town of Leeds and electrical generation.

DAVID COON: a. Install 3 new pressure reducing vaults to increase water pressure on the north end of town by up to 19 PSI.

1. ~~Oak Grove~~ ^{Alma Hill} Road North of Leeds.
2. Main and Center street, Cost \$11,805.31.

Total cost \$52,676.61. b. Possible merger with Eldorado Hills.

SCOTT HAYES: Water system work needed, but not completed in 2000 – carry over to 2001.

1. Connect 8 inch line from pink tank to 8 inch line by cement tank. \$1600.00.
2. Install 2 fire hydrants.
- a. Front of Steve Lewis home. \$5000.00. b. Cul de Sac – Silver Meadows Rd.
3. New Chlorinator and building to house it. \$10,000.

Approximate cost
\$16,600.00.

JIM PARNELL:

- A. New water service to Alberta Lee's 14 lot subdivision. Water purchased from LDWA was \$76,263.85.
- B. Trading well water (LDWA) with "Leeds Water Company" July and August for their part of the Spring Water.
- C. Number of replaced meters.
- D. Cross Connection problem.
- E. For an emergency call – Jim;s cellular phone # 632-8049.

Suggestions of new people to serve on the LDWA's Board. *

1. Brent Hatch.
- 2.
- 3.
- 4.

Meeting adjourned.

Sandra

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January 11, 2001

Executive Meeting at the Town Hall at 7 p.m.

Those in attendance: Scott Hayes, Bert Leany, Russell Peine, Jim Parnell, Merle Gier, Sandra Browning, and Jim Bray of Eldorado Hills. David Coon was ill and excused.

Welcome: Vice President Scott Hayes

Prayer: Russell Peine:

Jim Bray was given the floor to talk with LDWA board members. He hopes Eldorado Hills will join with LDWA as one water system. He talked with Kerry Carpenter earlier and was told it is possible for LDWA to join with Eldorado Hill and they not be required to annex into the town. The LDWA board will look into this and try to work things out. Jim feels one water company will be much better able to survive than several small ones. He asked that one or two representatives of LDWA attend their monthly shareholders meeting on January 29th at 7 p.m. at the Glenn Gunter's home and talk to Eldorado Hills shareholders about joining with LDWA and the advantages of combining. Scott assured Jim Bray that we will have people there.

Jim Bray also passed out a letter to LDWA board members that he will be giving to the shareholders about joining with LDWA. So we will have an idea of what will be said. A few changes were made to make letter more clear. Jim Bray also said he and David Coon were going to make an appointment with Ron Thompson to see what he offered Kent Sunberg of Eldorado Hills to join in his Special Service water district. Since Dave is not able to do this now, some other board member will make an appointment and meet with Ron Thompson with Jim Bray. The board all expressed that they really wanted Eldorado Hills to join with LDWA and will do what they can to see this happen if at all possible. The letter that Jim Bray wrote for the Shareholders meeting will be attached to these minutes.

MERLE GIER: Merle told the board the water samples have been taken in December and they were both good. There were two water samples in November that were positive and we are working with the State to clear them up.

Ken Bousfield told Dave Coon that the State had not received our Lead and Copper tests for 2000, but Sandra had sent them in and the State must have lost them so she faxed the tests and forms that was filled out to the State.

BERT LEANY: Bert and his wife Pat have offered 57 acre ft .shares of "B" water for \$4000.00 to LDWA. The last B water shares sold lately was for \$750.00 =#39,750.00. Bert wants the LDWA to have this water. He asked that a paper be signed to give Bert and Pat a total donation of \$15,000.00. Bert will use the water until needed by LDWA.

DALLIN GARDNER ELT: Dallin Gardner called David Coon on Jan. 9, 2001 and wants to sell 18 acre ft. of water to LDWA. He asked that LDWA make an offer of price per share and the number of years and interest we would pay. We will have to come up with some figures.

BLM: The tank site for ELT's development is available and if we want to have the site, LDWA will need to sign for and pay rent on this parcel of land until we need it for our use. If not we will loose it.

LETTER TO DAVID STIRLING: Dave and Bert went to talk with our attorney and told him about David Stirling wanting LDWA to pay more money on this line he put in to his home. The Attorney told Dave and Bert that the issue is what kind of service connection we put in. Since it was to remedy a problem then we do not owe David Stirling. We were doing maintenance on our own water line. Sandra read the letter that David Coon wrote to David Stirling and the board accepted the letter and told Sandra to mail it.

RICHARD PARRY: Russell Peine has to appear in small claims court, Jan. 19, 2001 in room #210-212 at 2 p.m. because of a suite that Richard Parry put against Russell Peine for his costs of the labor he preformed on the Parry water line.

JIM PARNELL: After David Coon reviewed the water usage of the people in Leeds he suggested that Jim Parnell check out and replace 17 of the oldest meters. Jim will get started on this assignment.

RUSSELL PEINE: David feels we need to get started on the Chlorinator installation and new building to house it. We need to install an 8 inch pipe line at the cement tank to finish the Water Fire Code Compliance with the State.

ASSIGNMENTS FOR THE ANNUAL SHAREHOLDERS MEETING;

RUSSELL PEINE: **Accomplishments,**

- A. Eliminated two dead end lines. Mesa to Babylon Rd. 450 ft. of 8 inch line installed. \$7784.34.
- B. Installed fire hydrant on the corner of Walton Plaza. \$2070.00.
- C. Eliminated two more dead end lines. Harrold Furrows to Frank Jackson 900 ft of 6 inch line. Installed for \$6342.00

MERLE GIER:

- A. Explain the draft of entire LDWA water system at a cost of \$2500.00.
- B. Explain the computerizing of the LDWA's water system at a cost of \$3200.00.
- C. Talk about water samples.

BERT LEANY:

- A. Purchase of two new 18 H.P. Gould pumps and installation with electrical system.
- B. Pressurized irrigation project and electrical generation in the Town of Leeds.

DAVID COON:

Russell Peine to treat -

- A. Install three new pressure reducing vaults to increase water pressure on the north end of town, up to 19 PSI.
 - 1. One installed on Silver reef road North of Leeds. (Across from Glenn Beals home.)
 - 2. Two were installed at Main and Center Streets, Cost \$11,805.31. The total cost was \$52,6786.61
- B. Possible merger with Eldorado Hills.

SCOTT HAYES: Water system work needed, but not completed in 2000 - carry over to 2001.

- A. Connect 8 inch line from pink tank to 8 inch line by cement tank. \$1600.00
- B. Install two fire hydrants.
 - 1. One will be installed at Steve Lewis' Home. \$5000.00.
 - 2. Cul de Sac - on Silver Meadows Road.
- C. New Chlorinator and building to house it. \$10,000.00.
- D. Approximate cost of these projects \$16,600.00.

JIM PARNELL:

- A. New water service to Alberta Lee's 14 lot subdivision. Water purchased from LDWA was \$76,263.85.
- B. Trading well water (LDWA) with "Leeds Water Company" July and August for their part of the spring water in the summer.
- C. Number of replaced meters.
- D. Cross Connection problems.
- E. For emergency- call Jim's cellular phone 632-8049. *- See Steve Lewis -*

Suggestions of new people to serve on the LDWA's board.

- 1. Brent Hatch

Russell Peine moved to adjourn the meeting.

SUMMARY OF MERGER WITH LDWA OPTION

I. Problems Solved

- a. Solves two major problems by providing necessary water supply from an additional source and eliminates the need for us to run a small water company.
- b. Also, addresses the potential problems of low water pressure for properties close to our well, increased water allotments for those that desire more water than the .85 A/F, increases fire protection storage reserves, and improves the quality of our water.

Lowest pressure up by the well . 45

II. Factors For Consideration

- a. Monthly Billings - \$16 for 30,000 (40,000 / summer) plus \$1 per 1000 over. We pay \$15 for 15,000, \$25 for 23,000, \$39 for 30,000, and \$59 for 40,000 plus \$2 per 1,000 over. LDWA will not charge a \$10 per month stand by fee for unconnected properties.
- b. Connection Fee for LDWA is presently \$5,000 while EDH is \$2,450. LDWA will freeze the \$2,450 for existing EDH owners. New owners coming in after the merger will be subject to LDWA fees.
- c. The cost for connecting the two systems together will be paid by the new LDWA. It is estimated to be less than \$10,000.
- d. LDWA is a non profit private corporation just like EDH. Each of our property owners will receive a share of the new LDWA and be subject to the LDWA Articles of Incorporation and Bylaws. Some facts are as follows:

	connections	\$ reserve	debt	a/f shrs.
EDHMWC	27	215,000	0	320
LDWA	186	40,000	0	50*

* Could be increased by conversion to mun. rights.

- e. Annexation will require payment of Leeds Town taxes, and for new construction impact fees and building permits fees. Leeds has indicated they will not charge any more than the county for combined impact and building permit fees for up to 12 months after the annexation. If we annex this summer, property taxes will not be assessed until 11-30-02. Current taxes are \$67 for residences and \$121 for undeveloped per 100,000 value. But, if we annex, the mayor will propose a large reduction.

MERGER
Page -2-

- f. Fiscal savings will occur via this merger. Reducing duplication of insurance, accounting, operations, and future infrastructure will result in significant savings.
- g. Water quality, systems pressure, and storage capacity will all be improved significantly. Spring water, 15-20 # increase, and a doubling of fire protection storage.
- h. The new LDWA will be operated by a certified water operator, service personnel, and administrative staff. We would be expected to serve on the board of directors and provide from time to time special projects volunteers. Our need of continuing volunteer energy to run a small water company would be effectively solved.

Last corrected minutes for 1-25-01

LEEDS DOMESTIC WATERUSERS

P.O. Box 460-627
Leeds, Ut. 84746-0627

President	David Coon	879-2685	Bert Leany	879-2901
Vice President	Scott Hayes	879-2457	Russell Peine	879-2358
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

January 25, 2001

Monthly meeting of Leeds Domestic Waterusers Association
7 p.m. at the Town Hall

Those in attendance: Vice President Scott Hayes, Merle Gier, Bert Leany, Russell Peine, Jim Parnell, Sandra Browning, Keith Sullivan, David Stirling,, Fred Friese and Norma Gier of the Town Council.

Welcome: Scott Hayes

Prayer: Merle Gier

Minutes: The minutes were discussed and corrections made, then Bert Leany moved to approve the minutes with Merle Gier seconding the motion and all approved.

Financial Reports: The check registries for November and December were discussed and approved. The year end financial statement was also discussed, Russell Peine moved to approve the check registries and the year end financial statement and Bert Leany seconded the motion and all approved.

Keith Sullivan: Keith called earlier in the week to be put on the agenda to speak with the board members about his water business he would like to start in Leeds. In October, Keith presented a proposal for his water business to the board and it was rejected. He was not notified about the board rejecting his offer. So Keith resubmitted his proposal to the board and he was told by Russell Peine that his proposal was rejected because there was not enough information in his letter for the board to act on this proposal. It was suggested that he redo the proposal in detail so we can contact the State and our Attorney to see if this project is legal and feasible. Keith said he would make his proposal in more detail and return it to the board. When we receive his new proposal, Bert Leany has agreed to contact the State Water people about the legality of selling the water out of the area. Sandra Browning will contact our Attorney, Mr. Jensen ,to see if our by-laws would allow a water business to take water out of the community.

David Stirling: David also asked for time on the agenda to talk to the board about reimbursement he feels he is due from LDWA connecting into the line that he put in from his new home to LDWA's water lines. David was told that LDWA now owns the line and we have a right to connect to the line. This is not a new service connection, but by connecting to the line we were in fact complying with the State of Utah's requirements to improve our water pressure and to do away with the dead ends in our line to eliminate the possibility of bacteria growth. Scott Hayes told David Stirling we support his right to be reimbursed by any new shareholder that hooks into this line. But since we already own the line and LDWA connected to the line to improve the water system, we do not owe him any reimbursement. We have already participated in enlarging the line from a 6 inch line to a 8 inch line.

Terry Prisbrey Water: Terry Prisbrey put a \$500.00 deposit down on a commercial water tap for his Auto Auction business he plans to put in. We found out he does not plan to put in a permanent building on his lot but a temporary building. This does not abide with our by-laws and he misrepresented to LDWA his intentions. Scott Hayes suggested that we write Mr. Prisbrey a letter to explain that the deposit he put down for a water hook up is contingent upon approval of the town council, the fire district, the County health department and LDWA. Norma Gier, Merle's wife will check with the Mayor of Leeds, Mike Empey and see if there are any requirements on paper that the town will give to Mr. Prisbrey. Scott Hayes told the board LDWA can not stop him from buying a water tap, but we can refrain from putting in the water meter and connecting to our water line if he does not abide by our water requirements.

MERLE GIER: Merle told the board that the water tests were good in the month of January. Russell Peine asked where we stand on the Arsenic tests. Merle Gier said we have taken an arsenic test and we are okay so far. Russ also asked if we need to test for fluoride now. Scott Hayes suggested that we ask Rural Water Association of Utah about writing a letter to the State or Federal Government to protest the Arsenic test that President Clinton put into law just before he left office.

FIRE DISTRICT: The Leeds Fire District has not sent us a letter about the fire hydrants. And what they expect of LDWA.

CHLORINATOR AND BUILDING: Jim is looking into different chlorinators and building plans to house our chlorinator system. He is also finding the approximate cost we will have to pay. We are planning to build a building about 20 X20 and then the extra space can be used to house materials that are needed for the chlorinator. Alpha Engineering quoted a price to build and install the chlorinator to Jim Parnell at a cost of

\$39,000.00. We feel we can do the job for a much lower figure and still have a quality system. We are planning to have a well ventilated building made of cinder brick. We may have to have some type of heat also. We will continue to research this project.

SILVER REEF SSD: David Clements of Silver Reef wrote a letter to LDWA and explained that Silver Reef would like to put their new water they are buying in LDWA's well and he also requested that Silver Reef wanted to know what it would entail to use our well as a permanent receptacle for their water. The board will research this out and respond to the letter from Silver Reef.

RUSSELL PEINE: Russ reported he will be working with Ken Orton and Jerry Browning of Rural Water Association of Utah to finish the balancing of our water pressure by connecting into the line by the cement tank. They plan to work on this project in the next few weeks. Sandra will ask Jerry to contact Russ about a time to get this project accomplished.

PRESSURIZED WATER SYSTEM: Bert Leany explained that the progress on the pressurized water system and electrical generation is coming along. Bert told the board that John Esplin of the NRS suggested that we not use the irrigation ditches for the new pressurized irrigation system. There would be lots of problems if we do. Bert told the board the most important thing we need to do now is to get a committee together and go around to the land owners and get easement rights to put in the pressurized system. An legal easement needs to be put together for land owner's signature.

BILL ELT FOR LEGAL AND ENGINEERING WORK; LDWA paid for legal and engineering work to help pave the way for ELT to join into our water system. We, in good faith, believed that they would pay for this service. Sandra Browning will get the bills together and send them to Dallin Gardner for payment. The letter will be certified to make sure that Dallin gets the bill, Also Scott told the board that ELT will sell us their water from their development that they have abandoned. The board will think about this and will get together and decide if we are interested in buying the water. If we decide to buy the water, we need to tell Dallin Gardner what we are willing to pay for the water, the amount of interest we would pay and also the years to pay off the loan.

ELDORADO HILLS ANNEXATION: Jim Bray contacted Scott Hayes and told him Eldorado Hills is still very interested in merging with LDWA. They are having a Shareholder's meeting, Monday, January 29, at 7 p.m. at the Glenn Gunter Jr. home. Jim would like some of our board members to attend this meeting and explain why the

merging of the two companies will be good for both companies. Jim Bray also met with the Town of Leeds and asked about annexing in and also what the town can do to help make the transition a little less painful for Eldorado Hills as far as taxes are concerned. The Town of Leeds will work with Eldorado Hills on this problem. Russell Peine, Bert Leany, and Jim Parnell are planning to attend their meeting.

Assignments for the Annual Shareholder's meeting:

Scott Hayes: Welcome to share holders and explain the 2001 budget.

Russell Peine: Accomplishments of 2000

1. Installation of three pressure reducing vaults to increase water pressure on the north end of town – pressure up 19 PSI.
 - A. One vault was installed on Silver Reef Road North of Leeds. (Across from Glenn Beals home.)
 - B. Two vaults were installed at Main and Center Street.. Cost of three vaults \$52,678.61.
2. Eliminate dead end line. Mesa to Babylon Rd. 450 ft of 8 inch line installed at a cost of \$7784.34.
3. Fire hydrant was installed on the corner of Walton Plaza. Cost \$2070.00
4. Eliminated dead end line from Harold Furrows to Frank Jackson 900 ft. of 6 inch line. Installed for \$6342.00.

Merle Gier:

1. Explain the computerizing of the LDWA's water system at a cost of \$3200.00.
2. Talk about water samples.
3. Explain the poster that He and his wife Norma put together.

Goals for 2001 – Scott Hayes:

Water system work needed, but not completed in 2000 – carry over to 2001.

1. Connect 8 inch line from pink tank to 8 inch line by cement tank.
2. Install two more fire hydrants. At a cost of \$5000.00 for both.
 - A. one by Steve Lewis' home
 - B. One by the cul de sac on Silver Meadows Road
3. New Chlorinator and building to house it. Approximately \$10,000.00.
4. Approximate cost of these projects \$16,600.00
5. Possible merger with Eldorado Hills.

Bert Leany:

1. Purchase of two new 18 H.P. Gould pumps and installation with electrical system.
2. Pressurized irrigation project and electrical generation project. Scott Hayes told the board that the Town of Leeds has acquired the rights to the electrical power generated from the Leeds Creek. It was suggested that the town check to make sure they do have the rights for the hydro electric in Leeds Creek.

Jim Parnell:

- 1, New water service to Alberta Lee's 14 lot subdivision.
2. Water purchased from LDWA was \$76,263.85.
3. Trading well water (LDWA) with Leeds Water Company in July and August for their part of the spring water in the summer.
4. Replaced six meters this year.
5. Cross connection problems.
6. For emergency call Jim's cellular phone 632-8049.

Bert Leany moved to adjourn the meeting.

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ATTENTION LDWA SHAREHOLDERS

IN ACCORDANCE TO LDWA BYLAWS - NOTICE OF ANNUAL
SHAREHOLDER'S MEETING TO BE HELD. (THE FIRST TUESDAY OF
FEBRUARY AT 7 P.M.)

FEBRUARY 6, 2001

AT 7 P.M.

IN THE LEEDS TOWN HALL

THERE WILL BE AN ELECTION OF
TWO MEMBERS FOR THE BOARD OF DIRECTORS
THE 2001 BUDGET IS ENCLOSED

ALL SHAREHOLDER'S ARE ENCOURAGED TO ATTEND THIS ONCE A YEAR
MEETING AND PARTICIPATE AND VOTE FOR THE PERSON OF YOUR CHOICE

David Coon

President David Coon

Sandra Browning

Secretary Sandra Browning

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February 6, 2001

L.D.W.A. ANNUAL SHAREHOLDER'S MEETING AGENDA

PLACE: TOWN HALL AT 7 M.

DISTRIBUTION OF BALLOTS AND PROFIT AND LOSS STATEMENT.

WELCOME: SCOTT HAYES

PRAYER: BERT LEANY

MINUTES OF THE LAST SHAREHOLDER'S MEETING

APPROVAL OF THE MINUTES BY THE SHAREHOLDERS

THE 2001 BUDGET EXPLAINED BY.....SCOTT HAYES

- A. Install three pressure reducing vaults to increase water pressure on the north end of town, up to 19 PSI.
1. One installed on Silver Reef Road north of Leeds. (Across from Glenn Beal's home.)
 2. Two were installed at Main and Center Street, Cost \$11,805.31. The total cost was \$52,678.61.
 3. Possible merger with Eldorado Hills.

ACCOMPLISHMENTS OF 2000.....RUSSELL PEINE

- B. Eliminate two dead end lines. Mesa to Babylon Rd. 450 ft of 8 " line installed at a cost of \$7784.34
- C. Install fire hydrant on the corner of Walton Plaza \$2070.00
- D. Eliminated two more dead end lines. Harold Furrows to Frank Jackson 900 ft of 6 " line. Installed for \$6342.00

MERLE GIER: A. Explain the draft of entire LDWA water system at a cost of \$2500.00.

B. Explain the computerizing of the LDWA's water system at a cost of \$3200.00.

C. Talk about water samples.

GOALS FOR 2001.....SCOTT HAYES

Water system work needed, but not completed in 2000 – carry over to 2001.

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 - 2. One by the cul de sac on Silver Meadows Road at a cost of \$5000.00.
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- 4. Number of meters replaced.
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- 6. For emergency-call Jim's cellular phone 632-8049

SHAREHOLDER'S QUESTION AND ANSWER PERIOD - DO TO THE INTEREST OF TIME SHAREHOLDERS LIMITED TO TWO MINUTES PER COMMENT AND RESPONSE.

ELECTION OF TWO NEW BOARD MEMBERS THIS YEAR.

BALLOTS VOTED ON AND COLLECTED BY HELPERS APPOINTED BY THE VICE PRESIDENT.

VOTE

RESULT OF THE ABOVE VOTE

ADJOURN OF MEETING

BOARD TO MEET IN EXECUTIVE SESSION TO ELECT NEW OFFICERS AND TAKE THE OATH OF OFFICE.

MEETING IS ADJOURNED.

LEEDS DOMESTIC WATERUSERS

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THE ANNUAL LDWA SHAREHOLDER'S MEETING

PLACE: The Town Hall of Leads

TIME: 7 p.m.

DATE: Tuesday, February, 6, 2001

THOSE IN ATTENDANCE: Board members, Vice President Scott Hayes, Russell Peine, Merle Gier, Jim Parnell, Water Master, and Sandra Browning, Secretary. Robert Coxey was the representative of the Leeds Town Council. There were a total of 21 people in attendance: Bert Leany and David Coon were both excused because of illness. 14 shareholders signed in and collected their voting ballots and the income and expense statement for the year 2000.

GREETING: Vice President Scott Hayes welcomed those in attendance and explained that President David Coon is doing a little better each day. (David Coon had a stroke and is recuperating).

PRAYER: Russell Peine

MINUTES: Sandra Browning read the Shareholder's meeting minutes for the year 2000 and Scott Hayes called for any corrections or additions and there were none. Russell Peine moved to approve the minutes and Merle Gier seconded the motion and all approved.

THE BUDGET FOR 2001: Scott Hayes told the shareholders they each received a copy of the budget for 2001 and explained that the board had approved it in the last meeting of the year in December 2000.

ACCOMPLISHMENTS OF 2000 BY RUSSELL PEINE

1. Three pressure reducing vaults were installed in our water lines to increase the water pressure on the north end of town. Pressure is up 19 PSI. One pressure reducing vault was installed on Silver Reef Road north of Leeds. (Across from Glenn Beal's

home) The other two Vaults were installed at Main and Center Streets, and the total cost was \$52,678.61.

2. Richard Parry's new 8 inch water lines(1130 ft.) along with a fire hydrant was installed along Silver Hills Road.
3. A dead end line has been eliminated on Mesa to Babylon Road. 450 ft of 8" line plus a fire hydrant was installed at a cost of \$7784.34.
4. A fire hydrant was installed on the corner by Walton Plaza and cost, \$2070.00.
5. A dead end line was eliminated in our water line by Harold Furrows to Frank Jackson property and 900 ft. of 6 " line was installed at a cost of \$6342.00.
6. LDWA purchased two new 18 HP Gould pumps and had them installed in our well. A new electrical system was also installed in the well house.
7. LDWA has also been doing some research on a pressurized water system and electrical generator project. This would help to have more for culinary use. Bert Leany has spent a lot of time and effort on this project trying to put it together. Right now it is in the planning stage.

MERLE GIER: Bush and Gudgeon computerized the LDWA's water system and showed the water company where the lines, valves, and fire hydrants were placed. Also it showed where new lines and valves and hydrants needed to be placed to balance our system and to conform with the requirements of the State and Federal Government. This was done for \$3200.00.

Merle then showed a bulletin board that he and Norma Gier put together which tells a little history of LDWA and some of the benefits of that LDWA is to the town of Leeds in providing pure water to drink.

Merle is responsible for the monthly water tests and though we have had a few problems, our water is wonderful.

GOALS FOR 2001 – SCOTT HAYES:

Water system work needed, but not completed in 2000 – carried over to 2001.

1. LDWA needs to connect the 8" line from the pink tank to 8" line by the cement tank. And the cost will be approximately \$1600.00.
2. Two more fire hydrants need to be installed. A. one by Steve Lewis's home and one by the cul de sac on Silver Meadows Road. The two hydrants will cost \$5000.00.
3. New Chlorinator and building to house it will be completed in 2001 at a cost of approximately \$10,000.00.

We have budgeted these new projects at the cost of \$16,600.00.

ELDORADO HILLS is still interested in annexing into the Town of Leeds and The merging of Eldorado Hills and LDWA . We feel this will be a benefit for both water

companies for we have the water they need and LDWA will become a larger and more efficient water company. We hope the merger will be realized this year.

CERTIFIED WATER MASTER: JIM PARNELL

1. Water lines and fire hydrants has been installed in Alberta Lee's 14 lot subdivision and it is ready for new home construction.
1. This summer LDWA traded well water with Leeds Water Company in July and August for their part of the spring water in the summer.
2. Jim told the shareholders that he replaced six meters this year.
3. Jim was trained in cross connection problems and told the shareholders to be aware of the problems and contamination water can cause if it back flows into a person clean water line. Such as a hose left in a horse trough and the water flows back into the line to the house.
4. Jim also told the shareholders that we plan to put the chlorinator building up by our green tanks north of town. The State will require this chlorinator by 2003.

SHAREHOLDER'S QUESTION AND ANSWER PERIOD. DO TO THE INTEREST OF TIME, SHAREHOLDERS ARE LIMITED TO TWO MINUTES PER COMMENT AND RESPONSE.

Fred Friese asked where the Chlorinator Building will be placed. Jim told Fred that the Chlorinator Building will be built up by the two green tanks up the road toward the well. Fred Friese also asked about the back flow preventors and if we have them in the meter boxes and wouldn't they prevent water backing into the homes. Jim told Fred that most homes have the back flow preventors, but there are some that do not and we are working to put them in each meter box as we can. This will help to lessen the chances of the water backing into the homes and we feel this project is very important. We would like to keep our water as clean as possible.

Gene Hansen asked if we have the gauge to check the back flow preventors to make sure they are working correctly. Scott told Gene that we do not have this gauge, but it is something that we need to look into. Gene also asked if the Irrigation Company will help pay for the wear on the pumps along with paying part of the electricity bill for the pumps. Scott told Gene that we have thought of that but our pumps are new and working well. We will take this under consideration as a board. Gene noticed on the budget that we still owe money on the tank we bought in 1991 and asked when it will be paid off. Sandra told Gene that we still owe one more payment before it is paid off. Gene also said if Eldorado Hills comes into the water company that there is a volume problem between the green and the pink tanks and a 8 inch line will need to be put in to correct the

Susan Savage expressed her thanks for the many hours the LDWA Board has put in to make sure we have quality water and a secure company.

ELECTION OF TWO NEW BOARD MEMBERS

THERE ARE TWO DIRECTOR GOING OFF THE BOARD, BERT LEANY AND SCOTT HAYES.

THREE SHAREHOLDERS WERE ASKED TO ASSIST IN COLLECTING THE BALLOTS AND COUNTING THE VOTES. THEY WERE ROBERT COXEY, GLORIA PARNELL, AND ELDON STIRLING. ALSO SUSAN SAVAGE WAS ASKED TO PUT THE NOMINATIONS ON THE BOARD.

FOUR SHAREHOLDERS WERE NOMINATED FOR THE BOARD OF DIRECTORS; BERT LEANY, SCOTT HAYES, DON FIELDING, AND GEORGE FRIDELL.

THE RESULTS OF THE VOTING - SCOTT HAYES AND BERT LEANY WERE VOTED IN AS BOARD OF DIRECTORS.

SCOTT HAYES MOVED TO ADJOURN THE MEETING

EXECUTIVE SESSION: IT WAS DECIDED TO WAIT UNTIL OUR NEXT MEETING TO VOTE FOR THE NEW PRESIDENT AND VICE PRESIDENT FOR BERT LEANY WAS NOT PRESENT.

RUSSEL PEINE MOVED TO ADJOURN THE MEETING.

2001 Proposed Budget

2001

Projected

I-INCOME

A-WATER USE INCOME

Tap income home [170] \$ 60,000.00
 Comercial tap income \$ 7,800.00

Sub Total \$ 67,800.00

B-INTEREST INCOME

Interest \$ 4,351.00

C-CAPITAL INCOME

1-Sales of New Taps \$ 50,000.00
 \$ -

Sub Total \$ 54,351.00

Long term Liabilities

	<u>Tap Expense</u>	<u>Impact Expense</u>
1- 90 Storage Tank	\$ -	\$ 7,200.00
2- Hogan Springs-Cuff	\$ -	\$ 18,711.28
water acquisition	\$ -	\$ 10,000.00
Total Long term Liab.	\$ -	\$ -

II EXPENSE

A- ADMINISTRATIVE

Accounting (Audit	\$ 1,500.00	\$ -
Labor bookkeeping	\$ 12,000.00	\$ -
Labor-Maintainance	\$ 12,000.00	\$ -
Labor Meter reading	\$ 1,100.00	\$ -
Legal	\$ 3,000.00	\$ -
Insurance	\$ 1,500.00	\$ -
Bank Charges	\$ 50.00	\$ -
Postage	\$ 1,200.00	\$ -
Office Supplies	\$ 4,000.00	\$ -
Line upgrade and repair	\$ -	\$ 17,000.00
Wtr System-Maint,Parts,Repair	\$ 2,000.00	\$ -
Leeds irrigation	\$ 100.00	\$ -

2000 ACTUAL EXPENSE \$ - \$ -

TAXES/FEES

State and Fed. taxes	\$ 4,500.00	\$ -
Travel Exp. & education	\$ 2,000.00	\$ -
Utah Power and light	\$ 2,000.00	\$ -
Parts for repairs	\$ 6,000.00	\$ -
Telephone	\$ 600.00	\$ -
Engineering	\$ 3,000.00	\$ -
Water Quality Tests	\$ 1,500.00	\$ -
MISC.	\$ 400.00	\$ -
Blue Stakes	\$ 400.00	\$ -
	\$ -	\$ -
	\$ -	\$ -

Total Impact fee Expense \$ 52,911.28

Total Tap Expense \$ 58,850.00

Contingency Net \$ 8,950.00 \$ 1,439.72

total Con.Net \$ 10,389.72

Leeds Domestic Waterusers
 Income Statement as of 1/5/01
 12:34 PM

Income Statement for the Current Fiscal Year.

<u>Revenue from Sales</u>	Actual
Certificate sales	121,023.80
Commercial taps (20,000ga...	8,007.49
Hookup fee sales	(515.41)
Outside sale	714.94
private tap (30,000gal)	71,758.61
Wholesale - Water	869.52
	<hr/>
Revenue from Sales	201,858.95
Less Sales discount	16.00
	<hr/>
Net Sales	201,842.95
<u>Cost of Goods Sold</u>	
Opening Inventory	0.00
	<hr/>
Cost of Goods Available for Sale	0.00
Less Current Inventory	0.00
	<hr/>
Cost of Goods Sold	0.00
	<hr/>
Gross Profit	201,842.95
<u>Expenses</u>	
Accounting	1,412.50
Bank charges - Dep box	18.00
Blue States	400.00
City of St. Geo. Water Te...	230.00
Dues - Rural Water	140.00
Engineering	12,081.00
Fed tax	2,299.43
Insurance - Leavitt	125.00
Insurance -Olympus	1,163.00
Johnson Labor	972.45
Leeds Irrigation	95.17
Legal - other	1,684.06
Legal-Hafen	763.00
Mileage expense	2,431.07
Office equipment	2,447.89
Office Supplies	311.95
Outside system labor	31,334.25
Parts exp.	7,114.57
permits-state	80.00
Postage	1,012.17
Property tax	5.20
refund	1,016.00
State Tax	206.83
Susc Water Test	470.00
System repair parts	2,920.88
Telephone	264.58
Training fees	1,204.10
Use Permit - Forest Servi...	177.53
Ut. Power	2,300.15
Wages - Jim	6,557.95
Wages- Sandra	6,331.89
	<hr/>
Total Expenses	87,570.62
	<hr/>
Total Income from Operations	114,272.33
<u>Other Income</u>	
damaged paid repairs	1,375.24
Interest (cash 1)	175.52
Interest (cash 2)	1,357.79
Interest (FS-CD)	2,993.94
new. sub. div. [lineupgra...	1,225.00
Total Other Income	7,127.49

Net Income

121,399.82

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Water Master	Jim Parnell	879-2854		

March 13, 2001

LDWA EXECUTIVE MEETING

TUESDAY – AT THE TOWN HALL AT 8 P.M.

THOSE IN ATTENDANCE: President Scott Hayes, Vice President Bert Leany, Merle Gier, Russell Peine, Jim Parnell, and Sandra Browning

WELCOME: Scott Hayes

PRAYER: Bert Leany

BAD DEBT: Sandra handed out the list of delinquent shareholders and the board discussed them. Scott suggested board members visit some of the shareholders with delinquent bills and so Scott and Bert will visit Craig Mills and Brant Jones. Then Merle Gier and Russell Peine will contact Jim Randles, Todd Arnold and Don Fielding. It was also suggested that shareholders could pay installation fees in installments. We do not have many bad debts. Scott told Sandra to start charging interest on all accounts that are over 90 days and start with \$15.00 each month there after.

PARRY AGREEMENT: The board went over the agreement with Mr. Parry and Mrs. Schweer and it was decided to add "8 inch line" to the agreement so Mr. Parry would know exactly what is meant in the agreement. And the agreement will be changed before it is sent in the mail to Mr. Parry.

LETTER TO MR. PRISBREY: A letter has not been sent to Mr. Prisbrey because Scott and Sandra have not finished the rough draft. The letter was discussed and it was decided to contact the Town of Leeds and the Fire Department and see if they would like to make any input into the letter. So this will be done in the next while. Scott asked Russell Peine to check with the County Health Department to make sure Mr. Prisbrey has had a perk test and submitted a septic plan that has been okayed by them.

PAT SHENEMAN: Pat is going to build a home with an apartment and the board feels that a zone change may have to be made from residential to commercial. The board agreed that this should be a commercial tap. It was also stated that we only allowed

Alberta Lee four commercial taps in her development. This may count for one of them. It was stated that Pat may be building a commercial building for offices.

ALBERTA LEE: Scott received a map of the water line placements and other required items from Alberta Lee. But the map was not done as it should have been and it also has information that was penciled in and that is not a legal procedure. Plus, some of the information was not on the map as required. Russell said the map should be inked in and there should be a signature of those who is the responsible party. This can be the owner if they would like. Also the meter still must be moved on the East side of the development. Jim will install the meter. There will be parts and labor costs for Alberta. Scott went through the contract with the board members to see if all points of the contract have been fulfilled. The culinary water drawing shall show the size and location of water main, valves and hydrants, size of pipe, minimum coverage of fill, elevation profile, and etc. There should have been another sheet with more information that is stated in the contract. Scott will talk with Alberta about the additional information needed.

WESTHOFF SUBDIVISION: The planning commission of the town of Leeds has okayed the Westhoff's development. We still have in our by-laws an article that states the water company will not provide water for a flag lot, but if the town allows flag lots in the town then we will have to honor their ruling. Scott will get from the Town of Leeds a ruling on a mini subdivision. And if they accept the flag lot then we will have to change our by-laws.

ELDORADO HILLS: If Eldorado Hills merges with LDWA we will have to change some of our by-laws to allow them in. They are going to meet with the Town and work out some of the problems this week. Eldorado Hills does have C&R's so they can control the type of homes that can be placed in that area. The fire hydrants in Eldorado Hills are a problem that we will have to contend with; for some of the homes are not close enough to the fire hydrant to provide water pressure in case of a fire.

BY LAWS: Scott encouraged the board members to get out their by-laws and see what they feel needs to be changed to update our company. We will need to spend a special meeting on this. Also a committee could be formed to do the changes. Then the board could go over the changes that were done. We definitely will have to make changes if Eldorado Hills merges with LDWA. There are things we have learned in the past, and one is that LDWA should not be responsible to see that new shareholders pay their share of a line because they are going to connect into it. This should be the responsibility of

the builder who puts in the water line. It will be a headache for the LDWA board to be involved in assisting the builders to get their money.

POSSITIVE MATERIAL PUT IN BILLINGS: Sandra Browning suggested that we start again to put in our billings a short note telling shareholders of the many things that LDWA has accomplished to make this water system better. Sandra said she would be glad to type it up. It was decided that at our board meeting we can put items together for our newsletter. Merle suggested that we put a note in the billing suggesting that the shareholders come to the town hall and see the new bulletin board that he put together about the water company. Board members felt this was a great idea.

WATER SHARE CERTIFICATE CHANGES: We also need to go over our water share certificates and make sure we have made the changes necessary to over come the problems in the past.

WATER TESTING: Merle Gier will be doing the water testing on Sunday and they will be taken in to the testing center on Monday.

ELT: Dallen Gardner contacted Bert Leany about LDWA buying their water in our well. He would like us to give him an offer for the water, the amount of interest we will pay, and the length of time for the loan. Scott Hayes said that he doesn't know if he wants to buy more water until we see what will happen with the pressurized water system.

MEETING WAS ADJOURNED – MOVED BY MERLE GIER.

LEEDS DOMESTIC WATERUSERS

95 East Center
P.O. Box 460627
Leeds, Ut. 84746-0627

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Vice President	Bert Leany	879-2901	Russell Peine	879-2358
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

March 29, 2001

The monthly meeting of the Leeds Domestic Waterusers Association
At the Town hall at 7 p.m.

Those in attendance: President Scott Hayes, Vice President Bert Leany, Merle Gier, Jim Parnell, Sandra Browning, and Robert Coxey of the Town Council of Leeds. Russell Peine was excused.

Welcome: Scott Hayes

Prayer: Scott Hayes

Minutes: The minutes were discussed and Merle Gier moved to approve the minutes as recorded and Bert Leany seconded the motion and all approved.

Financial Statement: The profit and loss statement and the check registry were looked over and Merle Gier moved to approve the profit and loss statement and the check registry and Bert Leany seconded the motion and all approved.

Bad Debt: Scott Hayes reminded the board members of their assignments to contact shareholders that have fallen behind in making their water payments. From now on we will discuss bad debts at the executive meeting.

Water Testing: Merle Gier told the board the water tests were both good. At the spring and the well.

BERT LEANY: 1. Pressurized water system and easements. The people in town seem to be very interested in having a pressurized water system. Jim Parnell and Robert Coxed have gone around town and asked people if they would allow an easement through their property if we can get the pressurized water system together. Most all of the people liked the idea and would give an easement across their property. The people contacted about the easement were: The Kinneys, Steve Lewis, David Coons, Woody Fillmore, Brent Hatch, and Bob Coxey. Coy Wiley, Woody Fillmore, and Clayton Sullivan will

need to be contracted also. We want a legal easement form for the shareholders to sign who will have the pressurized water line going through their property. Robert Coxey will ask Joy, the town's secretary, if she has a form. We want to put a "T" to each property holder whether they say they want the pressurized water system or not.

Scott told the board, once we get these legal easements signed then we can get started on this project. The money to pay for the project is still a problem, but Bert said that he will contact Clayton Ramsey to see if he can get us some money for this project. Bert said he has been trying to get this project started since 1972. A contract must be put together for the pressurized water project. This will effect the Town, the Irrigation System, and LDWA. *(The Leeds Water Company)*

Now is a good time to lower the water gallons per month for culinary service to what ever LDWA feels is necessary. Shareholders can use less culinary water by using the pressurized irrigation water for outside use.

The project of a power plant will be the next item to work on. We need to have a contract with the Town of Leeds, The Leeds Water Company, and LDWA. We must workout an agreement so each entity will benefit.

2. ELT: ELT would still like us to buy their water that is in our well. The board does not want to buy any water until they find out if the pressurized water system will be put in. If it is put in we will not need their water for we will have enough for our needs.

ELT has not paid the bill we sent them for the legal and engineering fees that they agreed to reimburse LDWA for helping to get their development into our water company. Bert said there is a document that Dallin Gardner ^{prepared} signed giving him the legal authority to act in the place of a lawyer for ELT. Bert feels that this authority will also make him responsible to pay the fees they owe LDWA. We need to find this document and study it out.

Earlier David Coon went to put a mechanics lean on ELT, but he was told that since ELT was not billed we can't put a lean on it. ELT must refuse to pay our bill and then we can ~~not~~ put a lean on them.

3. Mini-subdivision Ordinance and flag lot ruling from the town. Bert received a book on the ordinances from the town of Leeds. He found that the town does allow flag lots and so we may need to make some changes in our by-laws. Bert studied the book and then talked with other people to get their opinion. Jim Bray said he felt a home should front on the street. Bert told the board that the planning committee talked with other towns in the area about their interpretation of a flag lot and came up with the opinion that a lot with a 25 ft. wide driveway that faces the street is considered a frontage lot. If a driveway goes to several homes there needs to be a wider driveway and is considered a cul de sac. The Fire Chief ruled that if a hydrant is within 400 ft

of a corner of a home it will be acceptable. Scott Hayes will study the Mini-subdivision Ordinance Book now and report to the board his findings.

Bert said LDWA received a protest letters from Don Goddard and Alan Howard that was sent to the State about the 11 acre feet of water ^{LDWA we bought from Dunbar)} Silver Reef wants to put into ~~our~~ well.

This is a routine thing Don and Alan do; incase too much water is taken out of the aquafur and the amount of water in their wells goes down. Then we have to replace their water. If they do not protest they have no legal base to stand on.

ROBERT COXEY: Robert Coxey of the town council told LDWA the town wants to set up a meeting with LDWA, the planning commission, the irrigation company, the town council, and the Fire Department. The meeting will be April 11 or 12th at 7 p.m. at the town hall and the reason for the meeting will be to discuss problem and see if these problems can be solved and if we can understand each other's point of view.

Bert Leany felt the board should know that when the Town of Leeds, the Irrigation Company, and LDWA met with Ron Thompson he charged a consultant fee to the town of \$400.00. Robert Coxey explained that he talked with Ron Thompson's assistant and asked if he would set up a meeting with Ron Thompson to discuss putting in a power plant. Apparently, Ron considered this a legal consultation and not Washington County Conservancy District meeting.

Scott Hayes suggested that we will learn from this experience and when we want to consult Ron Thompson as the head of the Washington County Conservancy District that we specify as such and not as a consulting lawyer and then ask if there is a fee.

We may have to pay part of this bill for we attended the meeting. It is only fair if the town has to pay this bill. Robert Coxey said the mayor is planning to contact Ron Thompson's office and contest this billing. So we will wait and see what happens.

Prisbrey Letter and agreement: From our last executive meeting the board gave ideas as to what they want in a letter to Mr. Prisbrey. Sandra Browning,, Secretary of LDWA, typed up a letter and Scott went over the letter and then Sandra read it to the board for their approval. (A copy of the letter will accompany the minutes.) The letter in general told Mr. Prisbrey that he must have a permanent structure to receive a water tap. Also the letter told him that he must comply with Town, Fire Department, County ordinances, and the LDWA's regulations. The board agreed to send the letter to Mr. Prisbrey .

CERTIFICATE FOR WATER SERVICE: Sandra handed out the old certificate for water service and Scott asked the board members to go over this certificate for water service and make changes for a special meeting to update the certificate.

Parry Agreement: We agreed to pay Mr. Richard Parry and Mrs. Wm. Schweer the amount \$2484.98 both if they will agree to relinquish all physical and monetary rights to the 8 inch line that Mr. Parry put in to his new home and to Mrs. Schweer's property. Mr. Parry, now, wants the money plus the right to get money from the people building on the other side of the road on Silver Reef Road. (He agrees to not bill Eldorado Hills if they join our water company. LDWA will not pay Mr. Parry and Mrs. Schweer the money if they insist on billing the people on Silver Reef Road. Bert Leany made a motion to send a letter to Mr. Parry explaining the agreement and send the agreement for Mr. Parry and Mrs. Schweer to sign and return it to us. We do not want to change the agreement in any way. Merle Gier seconded the motion and all approved.

BY LAWS: Scott Hayes suggested the board read part of the by-laws at each meeting to help us get better acquainted and to see where we want to make changes. The board agreed and the board read some of the by-laws. LDWA needs to go over the by-laws and update every five years. We definitely will need to update the by-laws if Eldorado Hills joins our water system.

We also need to go over the Articles of Incorporation to see if they need to be updated.

CHLORINATOR: It was suggested that we put the chlorinator building by the well. We want to get the building done as soon as possible this year.

MOVE THE METER ON THE LEE'S DEVELOPMENT: The meter on the Lee's development has not been moved yet and Jim Parnell suggested that he could help Alberta, by moving it his self. Pat Sheneman does have a small backhoe that could dig the trench, but Jim says that he is not bonded incase there is a problem and then LDWA could be blamed. We would like to use Russell Peine if at all possible. Alberta will have to pay some labor, parts and hours for the backhoe. It should not cost to much. Jim Parnell also suggested that the frost free hydrant on the Lee Development is not legal and should be removed. It was suggested that LDWA remove it.

The meeting was adjourned by Bert Leany

Bad Debt.

Russell Peine.....	96.00	0
Jim Randall.....	60.00	
Paul Manis.....	101.36	
Craig Mills.....	268.04	243.04
R. B. Mullins.....	80.00	
Todd Arnold.....	152.66	
Don Fielding.....	165.09	
Kevin DeWitt.....	102.00	
Don Taylor.....	49.74	
Amy Jones.....	279.03	0
Roger Krueger.....	48.00	32
Brad Lewis.....	48.00	16 ⁰⁰
Ellen Savage.....	48.00	
Russell Welch.....	337.00	

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Water Master	Jim Parnell	879-2854		

April 12, 2004

Executive meeting to discuss the contract of Alberta Lee Pace's Development.

Place: Town Hall, Thursday night at 7 p.m. Thursday

Those in attendance: President Scott Hayes, Vice President Bert Leany, Merle Gier, and Russell Peine and Sandra Browning.

Welcome: Scott Hayes

Prayer: Sandra Browning

Prisbrey: Mr. Prisbrey received a letter from LDWA as to what he needs to do to receive a water certificate. The letter told him that he must have a permanent structure in order to get a water certificate plus, he must be okayed by the County Health Department, the Leeds Fire District and the Town Planning Commission and Town Council. We are waiting for a response from him.

Town Planning Commission: Jim Parnell, has been appointed to the Town Planning Commission. We hope things will go better with his input.

Alberta Lee Pace Contract: Alberta contacted Scott Hayes and asked if we can go over the contract and give her the remaining amount of the \$5000.00 deposit so she can pay her taxes.

Scott Hayes talked to Wayne Thomas about a letter of approval that needs to come from him to fulfill Alberta Lee Pace's contract. Mr. Thomas said that he did not know anything about Alberta's subdivision and he did not want to get involved. Scott agreed with Mr. Thomas and presented this to the board members.

MOTION: Bert Leany made a motion that a letter from Mr. Wayne Thomas will not be required to fulfill the contract, because he does not know anything about the development.

Water test: We had a bad water reading in February and the division of drinking water had us publish in the town news letter that we had a bad reading and also it was put in the billing for April that we had a bad test in February. Sandra also wrote a letter to the

shareholders about the bad water test and told them that the testing since then has been good. Merle said that he will get samples of the water and run them Monday. From now on Merle Gier should do all the water testing. A glass jar should not be used for water testing.

Scott Hayes wants the board members to measure the mileage to the well, the spring, and to town, also to the water testing center. So the mileage will be uniform.

Parry and Schweer: Mrs. June Schweer called Scott and said that her water certificate says she and Mr. Parry can collect money from other people who connect to the water line. Scott told Mrs. Schweer LDWA offered to pay her and Mr. Parry the amount of \$2484.98 each as a settlement if they relinquish all rights to the water line, both monetarily and physically. They can not have both the settlement and the opportunity to get a reimbursement from the 8 inch water line. The water line is the sole property of LDWA. We plan to wait for their response.

Meeting with the Town of Leeds, April 11th, 2001 the LDWA met with the Town of Leeds, Fire Department, and the Irrigation Company to discuss the problems that have come up. Also we would like to work together as items of concern come up. We discussed the new pressurized water system and everyone seems to be excited about it. One of the things we told the group was that we will not install a water meter until full payment is made by the new shareholder for the water certificate.

New taps Clifford Steele has paid for his water certificate and the meter is installed. Brett Comas and Nate Blake have paid their deposits for their water certificates only.

New Water Certificate: The board decided to take another night and just work on the updated water certificate. The date when we will meet will be April 17, 2001 at the Town Hall at 7 p.m. This needs to be done before we can give out any new water certificates. Terry Prisbrey has not signed a water certificate, but paid Dave Coon a \$500.00 deposit.

Bert Leany Bert said the letter sent to the shareholders to tell them about the bad water we had in February called the shareholders customers and Bert feels that we should say shareholders so they will feel a part of the organization. Sandra said that this was a form letter that the State required us to send out. Other information that we send out we will use the term shareholder.

The meeting was adjourned.

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Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

April 17, 2001

Executive Meeting at the Town Hall at 7 p.m.

Those in attendance: President Scott Hayes, Vice President Bert Leany, Russell Peine, Merle Gier, and Sandra Browning. Alberta Lee Pace and Mr. Pace were also in attendance.

Prayer: Scott Hayes

Welcome Scott Hayes

The meeting was called to revise LDWA's application for water service, but Alberta Lee called and asked Scott Hayes if she could come work with the board to complete her contract with LDWA so she could get her refund.

Alberta Lee Pace's Contract.

After going over the contract it was decided that Alberta Lee will need to pay \$804.00 per living unit plus \$500.00 coming to the amount of \$1308.00 for each unit. Since this building that is being built is a triplex and a commercial building that she owes for two more units or \$2608.00. Plus and the expenses that that incurred such as, Jim Parnell's instruction time, the cost for moving the meter that LDWA required, and etc. We will check with our Attorney and see if all is in order and then we will get back to Alberta. The meeting was adjourned.

LEEDS DOMESTIC WATERUSERS

95 East Center
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Leeds, Ut. 84746-0627

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Vice President	Bert Leany	879-2901	Russell Peine	879-2358
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

April 26, 2001

Monthly Meeting Agenda
At 7 p.m. in the Town Hall

P.O. Box 460627
Leeds, U.T.A.

Those in attendance:

Welcome: Scott Hayes

1. Scott Hayes: Terry Prisbrey - Well Permit.

2. Alberta Lees refund from \$5000.00 deposit. Draft letter for Alberta Lee & Hydrant

3. Bert Leany - Lawyers about Alberta Lee's contract.

4. Merle Gier - Water tests for April. ~~21st~~ 12th

5. Richard Parry - letter received from Mr. Parry to be read. Discussion.

6. Frost free tap by Steel Property?

7. Annexation of Eldorado Hills

8. Russ Peine - Update on valves and meters Steel, Comas and Nate

6. By Laws to be read.

7. Application for water service.

8. Jim Parnell's report of items accomplished.

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April 26, 2001

Monthly meeting of the Leeds Domestic Water users Association
7 p.m. at the Town Hall

Those in attendance: President Scott Hayes, Vice President Bert Leany, Merle Gier, Russell Peine, Jim Parnell, Sandra Browning, and Robert Coxey of the Leeds Town Council.

Welcome: Scott Hayes

Prayer: Bert Leany

The minutes were discussed and corrections made. Bert Leany moved to approve the minutes and Russell Peine seconded the motion and all approved.

The Financial Statement: The check registry and the quarterly financial statement were discussed. The check registry and the profit statement were approved with Russell Peine making the motion to approve and Bert Leany seconded the motion and all approved. There was a question on the Income statement so it was not approved. The amount of #3,708,09 was listed as money owed on a mini-subdivision. Sandra will find about this figure and report at the next meeting.

Bad debt: will be discussed from now on at the executive meeting.

Terry Prisbrey: We have not heard from Mr. Prisbrey since we sent him a letter telling him what is expected of him if he wants a water share. He has filed for a well permit for his water. We may want to return his deposit on a water share.

Water Tests: Merle Gier reported that the water test for April has been taken and was a good test. Merle reported that we have a radon test that needs to be taken before May 15, 2001. We need to find out who took the last Radon test four years ago and how it was taken. Merle will contact Coy Wiley to see if he remembers. Sandra got a booklet from

the State Division of Water for Merle that tells how to take the different test and also the approximate cost. Merle will go over the information before he takes the test.

Bert Leany: Bert took Alberta Lee Pace's contract down to our lawyer, Mr. Jenkins, to go over before we accept the contract as fulfilled. Bert has contacted the lawyer several times and so far he has not been able to study the contract. Bert told him that we need the contract in two weeks. The start of a letter to Alberta Lee is being put together to sent as soon as all of the contract is fulfilled.

Richard Parry: Scott Hayes received a letter from Richard Parry dated April 12th, 2001 and Scott read the letter to the board members. In short, Mr. Parry asked that the board members change the agreement with LDWA to not only give Mr. Parry and Mrs. Schweer each the amount of \$24 84.98, but also, allow them to be able to get reimbursement money out of the people on the north end of the 8 inch line. The agreement LDWA agreed on was to give each Mr. Parry and Mrs. Schweer the \$2484.98 if they would relinquish all rights and monetary reimbursement from the 8 inch water line that Mr. Parry put in to his new home and to Mrs Schweer's property and the 8 inch water line becomes sole property of LDWA.

Motion: Bert Leany moved that the agreement letter we agreed upon and sent to Mr. Parry and Mrs. Schweer is the agreement that we are going to stick with. Our agreement was to give Mr. Parry and Mrs. Schweer \$2484.98 each, if they would relinquish all rights and monetary reimbursements in that 8 inch line. (This means the entire 8 inch line.) Russell Peine seconded the motion and all approved.

Frost Free tap: Scott Hayes told the board that as he was driving down the road by Steele, Comas, and Blake's property, he thought he saw a frost free tap that needed to be removed. He asked Jim Parnell to check this out. Jim said that he would. Russell Peine asked Jim Parnell if these frost free taps are legal and Jim said that they are legal, but the State does not like them.

Eldorado Hills: Eldorado is still planning to annex to the town of Leeds and merge with LDWA. We will be meeting with them to work out the transition. Sandra copied off a definition of LDWA that Jim Bray composed and gave to each board member for future reference.

Clifford Steele: Mr. Steele has paid for his water and the meter is installed and we can start to bill Mr. Steele for his monthly water service. (200 Center Street)

Russell Peine update: Russell put in the water line for Comas and Blake. The lines are in, the 8 inch main and fire hydrant is installed and the service lines are in. Russell did charge a valve box to LDWA (Scholzen's) to be put at the intersection since one of the valves was sawed off to short .

Scott asked about an eight inch line that ties into the line by Phillip Peine's home. Russell Peine said that the line goes to Carl Hutching's property and stops. There is no line between Carl Hutching lane and the valves at the intersection. There is absolutely no utilities between Cherry and Center. Scott said that he does not know if we have enough money in our budget to put this line in, but he would like to get it done. It was agreed that this eight inch water line will need to be put in from Carl Hutching's place to the intersection of Babylon to Cherry on Valley road. This will be about 500 feet of line.

Meter to Be Moved : Russell Peine: Russ and Jim Parnell plan to move a meter on Alberta Lee's development so the contract can be accepted. Alberta will have to pay for Russ' labor and Jim's hours, plus any parts needed. They plan to do this work Monday or Tuesday of next week. And will get the amount to bill Alberta to Sandra Browning.

Application for Water Service: It was decided to table the revising of the application for water service for a later date. It was suggested that we hold a executive meeting, Tuesday, May 1st 2001 at Sandra's home at 7 p.m.. The board members were asked to study the changes that Bert Leany made on the application for water service and on Tuesday night we will revise the application. Everyone agreed.

Reading of the by-laws: The board plans to read an article of the by-laws at each meet so they can be more acquainted with our rules. Also it will help board members to up date the by-laws. Merle Gier read Article 4 in the by-laws. The board members underlined or highlighted the areas that they felt should be changed or updated.

Names for new board member: Scott Hayes asked the board to be thinking of a good person to put on the board to replace David Coon who is spending the summer in Oregon at his daughter's home. We will discuss the new board member at the next executive meeting.

Pat Sheneman: Pat Sheneman has never paid his part of the fire hydrant by the business he sold to Devon Howard. The amount is \$625.00 and the board agreed that we should add interest to this amount from now on. Also we will not hook up any water for Pat Sheneman until this bill is paid.

Jim Parnell: Jim told the board members that he did two well draw downs and both were down about one foot which was not bad as long as it does not continue to go down. Jim also got some check valves with a vacuum breaker that he plans to show Brant Jones and see if he is interested in buying them for their water trough for their horses. They have been leaving the hose in the tank and this could cause the water to back flow into the water line. Jim would put the part on the line and charge Brant for the part if he agrees. Jim was called by Silver Reef to check an area that water was seeping up through the ground. Jim hired Craig Sullivan to dig up the line and come to find out it was LDWA's water line. So we will have to pay Craig Sullivan for his labor in digging up the line. The line had to be fixed anyway.

Jim told the board that Ned Sullivan of the Leeds Water Company (the irrigation company) is interested in the pressurized water system and said that the company will help pay for some of the costs to get things going.

Robert Coxey: Robert Coxey of the Town of Leeds asked LDWA if they would like a Financial Statement from the Washington County Conservancy District for the town has no need for it. We accepted the report.

Russell Peine moved to adjourn.

For Info
Jim Bray

MERGER PROPOSAL OF LDWA AND EDHMCW
Jim Bray analysis January 25, 2000

LDWA (Leeds Domestic Water Association) is a private non profit corporation that holds Leeds Town water rights in trust for the citizens of the town. As such they qualify as a municipal water system and to the benefits thereof in the use of their assigned water rights. They have greater flexibility than a private corporation, like EDHMCW, in using their rights to satisfy users within the town. They appear to be classified as a private non profit corporation for purposes of compliance and special assistance programs administered by the State Division of Drinking Water.

According to Kerry Carpenter (St. Engineer So. Area) LDWA is a unique entity, as he does not know of any others. Any water rights assigned to their sources must be used for residents in the town only. If they are sold outside the town, municipal status could be revoked. There is a possibility that they could establish an agreement to pump certain amounts of water that would exceed town (state engineer determines) requirements, or have additional rights assigned to their well for private parties outside their well, but such agreements must be carefully written if they desire to preserve municipal status.

The present LDWA Board does not want to enter into such agreements due to sensitivity in administration. However, they do desire a larger water company that can generate necessary revenues to hire a full time operator manager and develop a new higher capacity, high quality source, to provide and protect supplies of good water to all in the town.

The merger of El Dorado Hills into LDWA is a good fit for our community as it is a debt free new water company that has met all state requirements. It generates a sizable operating surplus (\$5700 in 98 & \$12000 in 1999) that would be better invested in improving a combined system than having them invest in another small sized well and duplicating a lot of existing LDWA infrastructure. The merger would also save duplicate expenses like insurance, office supplies, income tax services, and water system reporting expenses EDHMCW must pay that would be eliminated with a merger to one company. This could amount to an estimated \$3000 to \$4000 a year in surplus from El Dorado operations. I have not been able to identify any increased expense that would occur due to merging the systems.

Secretary
Water Master

auditing

In order to merge and maintain LDWA municipal status the El Dorado Hills area would be required to annex to Leeds. This would also benefit the town by generating significant additional property taxes, allocated sales taxes and state road funds.

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May 1, 2001

LDWA's Executive meeting – Work meeting at Sandra Browning's Home at 7 p.m.
Those in attendance: President Scott Hayes, Vice President Bert Leany, Merle Gier, Russell Peine, and Sandra Browning.

The meeting was held to go over the current Water Certificate for new water service and up date it. The evening was spent working on the certificate. Corrections were made and it was decided that the board take the certificate home and add any additions and meet again to finalize the certificate. The board also talked about the Alberta Lee contract that we sent to our lawyer's to get his opinion about the contract.

The meeting was adjourned.

May 8, 2001

LDWA's Executive meeting – to work on the Certificate update that was started on May 1, 2001. Meeting was held at Sandra Browning's home.

Those in attendance: President Scott Hayes, Vice President Bert Leany, Merle Gier, Russell Peine, and Sandra Browning.

The board went over the Certificate and again made changes and discussed what needed to be changed. A final draft was completed and each board member was given a copy to make any final changes.

Also the letter from our lawyer arrived and so the board went over it. We are nearly ready to approve the contract of the Lee development and refund what is left after all expenses are taken out.

The meeting was adjourned.

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May 24, 2001

Executive meeting to go through letter from Alberta Lee Pace. Board to work out the amount of expense to be withheld from the \$5000.00.

Thursday, at 7 p.m. at Sandra Browning's home.

Those in attendance: President Scott Hayes, Vice President Bert Leany, Russell Peine, Merle Gier, and Sandra Browning.

Scott told the board that Eldorado Hills wants to meet with the LDWA board and he felt that it should be a different day than our regular monthly meeting date. The board suggested that we meet on Tuesday, June 5th at 7 p.m.

The amount that LDWA will charge Alberta Lee will be as follows:

21 1/2 hours for Jim Parnell to inspect the water lines put in the development	\$210.00
8 hours for Jim to move meter	\$80.00
Parts needed to move the meter (from Scholzen's)	\$9.78
Parts	\$78.78
Russell Peine (backhoe work)	\$137.50
2 additional units (Triplex)	\$2608.00
Total cost	\$3124.06

The breakdown of the \$2608.00 is as follows:

In the contract Section 6 uses the figures of 562 for storage water for each unit and \$242.00 for the impact on our water system. Which comes to the amount of \$804.00 for each additional unit.

Section 4 in the contract: Each additional living unit will cost \$500.00. So the cost for additional unit will cost 804.00 plus the \$500.00 of \$1304.00 and for the two units it would cost Alberta

The \$5000.00 that Alberta put down as a deposit earned interest of \$214.60 for 17 months at 03.03 interest annually. Making it \$5214.60

\$5214.60 subtracted from the cost of \$3124.06 gives Alberta \$2090.54 reimbursement.
We will show the figures to Alberta and if she agrees to settle then we will write her a check.

Bert Leany moved to adjourn

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May 31, 2001

Monthly meeting of the LDWA
Thursday night at the Leeds Town Hall at 7 p.m.

Those in attendance: President Scott Hayes, Vice President Bert Leany, Russell Peine, Merle Gier, Sandra Browning, and Jim Parnell. Also David Clements of the Silver Reef Special Service District and Alberta Pace and Mr. Pace, Developers of the Silver Meadow II.

Welcome: Scott Hayes
Prayer: Russell Peine

Minutes: Scott made some corrections on the minutes and then Bert Leany moved to approve the minutes as corrected and Russell Peine seconded the motion and all approved.

Financial Statement and check registry for April were discussed. Merle Gier moved to approve the financial statement and check registry for April and Russell Peine seconded the motion and all approved.

Also the financial statement for March was corrected. All the board approved the March financial statement.

Insurance Company: David Clements suggested that we might be interested in the insurance company Silver Reef uses. It is for Special Service Districts and Sandra told David she already looked into insurance for government agencies and they would not provide insurance for us. Russell Peine suggested that we contact the company and tell them that we are the municipal company for the Town of Leeds and they may change their minds. Sandra will get the address from David Clements. The cost is much less for coverage.

Eight Inch Water Line: Scott Hayes suggested we set a time to put in the 8 inch line from Carl Hutchings home to Valley Road as soon as possible. Scott asked Russell Peine to take the measurements and Russ said that he would.

Water Test: Merle Gier told the board that we had one bad water test the first of May. The State allows us to retake the water test if we do it before the month is over. So Merle took 4 water tests again and they were all good so we were not penalized for bad water. The radionuclides test was taken in May, it is to be taken every four years. We sent this test by UPS to Chemtec Ford in Salt Lake City. So far, we have not received the results.

David Clements of the Special Service Leeds Fire District Board: Dave Clements representing the Leeds Fire District, presented LDWA, a cover letter explaining that the Fire District is just trying to be helpful in handling our joint responsibility of the fire hydrants for better fire protection for the Town of Leeds. Also there were two documents presented; one a policy document that explains joint responsibility between LDWA and Leeds Fire District for hydrant service and the other is a "how to" document explaining how the maintenance work is to be done properly to keep the fire insurance costs as low as possible. LDWA will read over the information from the Leeds Fire District and get back to them with a reply.

David Clements of Silver Reef: David Clements is now a member of the Silver Reef Board of Directors. He is in charge of securing more water for Silver Reef and finding a place to transfer the water for Silver Reef's to use. Earlier LDWA approved Silver Reef diverting their new water, purchased from the Wet Sandy area, to LDWA's well for a temporary period of time. Later, Silver Reef asked that they might use LDWA's well as a permanent place to store their water and use it as necessary, if both parties can agree on steps need to be taken to make the water available for Silver Reef.

Brief update: David said the State is holding a hearing about the water transfer sometime in August. They did expect some protests on this transfer, but did not expect Washington County Conservancy to protest the transfer, but they did.

David Clements told LDWA that their administrative board consists of five members:

Dick Freeman, Chairman

And four board members.

Roy Dean

Gary Tanner

Kayla Brown

David Clements

David Clements told LDWA that things are proceeding with Silver Reef purchasing more water and now they are waiting for State approval of the transfer of this water to the

LDWA's well. David said there are many decisions to be made if delivery of the water is to be made possible. He wanted to know if LDWA has come to any decisions as to how both companies can proceed with this project. David also suggested that the two water companies start some early talks if possible to try and isolate some of these issues. There are a lot of physical details as well as policy things that Silver Reef and LDWA need to be concerned with. David Clements told the board that Silver Reef will try hard to work with LDWA on this project.

Scott Hayes told David that LDWA does not plan to make any decisions until the State agrees to the transfer.

Scott Hayes agreed that we need to start giving thought to where we are going to run the water lines, where the chlorinator that LDWA is installing will be placed to benefit Silver Reef if this is possible. Water pressure is also another item that we must consider in delivering water to Silver Reef. Scott told David that LDWA wants to work with Silver Reef also.

Bert Leany: Bert told the board that we have air in our water lines and we have to slow down the water traveling through the lines, so air won't collect in the lines. This can be done by putting in some kind of restriction to slow the water down like a pressure valve that would not wear out. This would be the easiest and cheapest way to eliminate the air. Bert would like to cut a piece of line out and put a smaller line in so that we can slow down the water. We have also put in some new air vents. Scott suggested that we go forward in trying to correct this problem.

Alberta Lee's Development: Alberta Lee Pace told the board that originally LDWA charged \$804.00 impact fee on each lot. This was based on a study done by Alpha Engineering and they arrived on the impact fee by .45 times 1250 equaling impact on each residential lot. The question that she asked the board is why LDWA is charging 3 times the \$804.00. She has already paid the \$804.00 once. Bert Leany explained to Alberta that the State requires 1250 gallons of storage for each residential dwelling. The triplex is three residential dwellings. Scott explained it doesn't have anything to do with how much water each dwelling is allowed per tap, but it is the amount the State regulates that we must store for each family dwelling. The State requires this ruling, we have nothing to do with what the State requires.

This question was resolved after Alberta talked with LDWA's board.

LDWA will put together a letter stating that both parties, Alberta Lee and LDWA have accepted the contract between them and that the contract has been completed.

Keith Sullivan: Keith asked to talk to the board about using LDWA's water for his water bottling business, but he did not attend this meeting.

Agreement signed: Richard Parry and June Schweer have signed the agreement to give up all rights to the 8 inch line that Mr. Parry put in to his new home and to Mr. Schweer's property and each has accepted a check for \$2484. 98 as was agreed upon in the agreement.

Eldorado Hills: LDWA plans to meet with Eldorado, Tuesday, June 5th at 7 p.m. in the city building about merging together.

Craig Sullivan: The LDWA's board has decided that Craig Sullivan, a contractor, needs to provide water for any future construction. Bert said that he heard that irrigation shares can be transferred if the Irrigation company agrees to let it happen. Craig does own irrigation water that could be transferred to our ~~well~~^{spring} if the Leeds Water Company lets Craig do it. Craig can give us irrigation water that can be used for the pressurized water system.

Pressurized Water System: Bert told the board that grants could be available and Bert will talk to Clayton Ramsey with the Soil Conservation Department about monies for the pressurized water system.

Chlorinator: Bert told the board that he would like to see the chlorinator put at the well and take the spring water to the well and bring it back to the tanks after it is chlorinated. We can make electricity and when we are not using it the electricity can be put right in the power line. The Power line is already at the well and ready for us to use when we need it.

Bert Leany moved to adjourn the meeting.

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June 5, 2001

Executive Meeting with Eldorado Hills

Those in attendance: Scott Hayes, Bert Leany, Russell Peine, Merle Gier, Jim Parnell, Sandra Browning. President of Eldorado Hills Kent Sunburg, Board member (working with LDWA toward the merger) Jim Bray ,and Vice President Scott Richie.

Welcome: Scott Hayes

CEMENT BOX: We have a pressure box that is giving us problems with contamination and leaking and it was suggested that we remove the box and put in a new pipe line.

MOTION: Bert Leany moved that the vault that is giving us trouble by leaking and causing contamination be removed and replaced by a new pipe line. Russell Peine seconded the motion and all approved.

LETTER OF AVAILABILILTY OF WATER: Sandra wrote a letter for Zack Sheneman to present to his bank about the availability of water for lot #3. Russell Peine suggested that the buyers in the Lee Development get a letter from Alberta Lee since she sold them the water with their lots.

ELDORADO HILLS: The rest of the meeting was spent going over a proposal of merger written up by Jim Bray , a board member of Eldorado Hills.

We were told that there are 52 parcels of land in Eldorado Hills. 48 different owners. A questionnaire was sent out to the shareholders and they were asked if they wanted to merge with LDWA and the Town of Leeds. 40 voted yes, 7 voted no, and one was non responsive.

Jim Bray told LDWA that they would submit to the Town of Leeds a proposal to annex with the town at the next town council meeting in June.

The County allows for a period of time for protest (approximately 60 days) and if there is a valid protest the county could deny annexation. If Eldorado Hills is approved to annex with the town; the property taxes will be reduced and in a years time of the annexation the town will pick up funding from the state road funds.

The merger will solve problems for Eldorado Hills.

1. Increase water supply.
2. The water pressure will improve
3. Provided with a second water source, as required by the State of Utah.

There are many advantages for LDWA in this merger for example the \$15,000.00 in the bank, a well permit, more shareholders in the organization means more revenue. This will be a good move for both entities.

Jim Bray stated that the water shares are all proofed and Kerry Carpenter will write a letter stating that it is so.

Jim also stated that they are current with all the state requirements. Their CCR's are completed plus the source protection has been completed on the well. Their well is 360 feet deep and it is impacted.

To connect LDWA and Eldorado Hills together will be a simple matter of putting in about 500 ft. of pipe. Ken Orton of Rural Water Association of Utah will connect the two lines. All line easements go with the water.

Jim Bray also stated that they have about \$15,000.00 in the bank and that should be more than enough to cover the cost of the connection.

As time goes on we will handle the problems as they come, such as, monthly water cost and overage costs and the amount of water each shareholder will be allowed to use monthly.

It was suggested that a lawyer draw up a line easement and this can be taken off the plot map with the description of the property.

The meeting was adjourned.

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June 28, 2001

LDWA's Monthly meeting at the Town Hall at 7 p.m.

Those in attendance: President Scott Hayes, Vice President Bert Leany, Merle Gier, Russell Peine, Jim Parnell, Sandra Browning, Robert Coxey of the Town Council, Keith Sullivan and Eldon Stirling.

WELCOME: Scott Hayes

PRAYER: Merle Gier

MINUTES: The minutes were discussed and Merle Gier moved to approve the minutes and Bert Leany seconded the motion, and all approved.

FINANCIAL STATEMENT: The financial statement and check registry were looked over and Merle Gier moved to approve the financial statement and check registry and Bert Leany seconded the motion and all approved.

DELINQUENT ACCOUNTS: The board discussed the delinquent accounts and it was decided that the bills will be put on the agenda for our next executive meeting.

WATER TESTING: Merle Gier explained that two investigative water tests were taken and they were good, so two more water tests were taken to Cedar City today. We still have not heard from Chemtech Ford about our water tests they ran for us a few weeks ago.

BOTTLED WATER PLANT: Keith Sullivan returned to meet with LDWA about putting in a bottled water plant in Leeds. The board had turned the plan down previously. Keith asked if there was any way the board would turn around their ruling. He wanted to know if the by-law change was why the board would not allow him to buy water to sell in his bottling business. Keith was told that the shareholders should be told about the bottling company so they can accept or reject it. Also selling water out of the town must be approved by the State. Keith was urged to go to a lawyer and have a contract correctly written up.

We do not want to lose our status as a municipal non profit water organization. Also, LDWA having to chlorinate may have a negative effect on the bottled water business. The town, the planning committee, and the shareholders all must approve this business. Also Kerry Carpenter of the state water rights will have to be contacted. Keith's business must meet the State standards for a water bottling company. LDWA must know the amount of water that Keith will use for his bottling plant now and the projection for the future.

Merle Gier said he was concerned about setting a precedence, because we told Eldorado Hill that they had to annex into the Town of Leeds to be able to use our water.

Scott said we would have to set a limit as to how much water the bottling company can use. Scott asked Keith to find out what regulations the state require for a water bottling company. Keith said that he will do what ever is necessary to comply with the State. LDWA needs to decide if they will support Keith's water company or not.

Scott told Keith that LDWA wants in writing from the State that his water bottling company will not effect LDWA's standing as a non profit municipal water company. Kevin Brown or Ken Bousfield of the Division of Drinking Water can be contacted.

Scott updated Russell Peine that Keith Sullivan came to LDWA's meeting and proposed that he would get shares of spring water owned by the irrigation company and he would put them in our pipe line and we could deliver it to him and he would pay LDWA and the irrigation company for it. Scott said he would prefer Keith used our water.

Elaine Murphy: Elaine Murphy planned to come to LDWA's monthly meeting to discuss researching funds for a pressurized water system. Mr. Murphy came by and said that Elaine hurt her back and could not come to this meeting. He suggested the board go over to the Murphy's home after the meeting is over. The board said that they would.

LETTER TO TERRY PRISBREY: The board decided they would send Mr. Terry Prisbrey a refund of his \$500.00 deposit for a water certificate with a certified letter explaining why we returned his money. Which is:

He has not met with LDWA and signed an agreement that he will comply with the water companies requirements and his ground did not pass a perk test for a septic system so he can not receive a building permit; we have no other choice, but to return his deposit. Mr. Prisbrey has land locked our access to our water lines with a fence by his property. Mr. Prisbrey also closed Alene Cuff's access to the road to her home and then put in another road that is not satisfactory for a driveway to her home.

There are a couple of leaks in our water lines by his property that may or may not have been caused by Mr. Prisbrey, that Jim needs to fix.

MOTION: Bert Leany moved that LDWA return Mr. Terry Prisbrey's \$500.00 water deposit to him for he has not met with us and has never signed a water certificate agreement with LDWA. Also he was denied a septic system by the County Health Dept. Merle Gier seconded the motion and all approved. Sandra Browning will refund his money,

Russell Peine: LDWA is planning to put an 8 inch line from Carl Hutching's home to Babylon Road and Russell Peine measured the distance at 473 feet.

The valve we put in to the cement tank is not working so the cement tank is not filling and because of the hot weather the water in the tank needs to be drained.

Bert Leany asked Russell if there was something LDWA could do to utilize the cement tank so it could be used on the lower end of town. Is there a place to put a pipe? Russell said that it might be possible, but would take some doing. Scott Hayes suggested to the board that we cross that bridge when we come to it. We took the cement tank off line to create more water pressure for the Lee Development.

Jim Parnell had to order a special meter and parts from Scholzen's for Alberta Lee's triplex and it has not come in yet, Scott told Jim to install the meter as soon as it comes in and is paid for.

Scott Hayes told the board as soon as we receive the letter back from Dan Bagness, the Auditor for the Division of Public Utilities, with the board's approval, we will be heading back to talk to our lawyer.

ELDORADO HILLS: Jim Bray talked with Scott earlier and expressed his desire to put in the water line between the two water companies now, for Jim is afraid that Eldorado Hills may be short of water soon.

Jim Bray
~~Bert~~ talked earlier with Kerry Carpenter and was told that LDWA can connect with Eldorado Hill and use a yearly temporary permit to provide emergency water for them until we can merge together as one water system. If necessary the emergency water permit can be renewed for another year.

Ken Orton of Rural Water of Utah will engineer the project and it will take about 800 feet of 8 inch water line. Eldorado Hills will pay for the connection.

Bert Leany reminded the board that we need to set up a standby fee for floater (water certificates) that are not in use. This should be done before Eldorado Hills comes into our system because they charge a standby fee and now to be fair, we need to charge a standby fee for our shareholders with floating water certificates.

Bert Leany: Bert said the annexation with Eldorado Hills is going great, except for one hitch and that is the ~~State wants~~ *County may want* the property of Don Goddard and Susan Savage to also be merged with Eldorado Hills so all property in that area will be included.

Bert also has a stainless steel ball valve he would like to give to the water company if they can use it. Bert said it needs the proper flanges to make it fit the size of pipe we are using and it also needs a gear box to go on the top. It weighs around 100 pounds. Scott said he would like to pay Bert for the valve, and Bert said he does not want any money for it. Russell Peine told the board that a standard gear box would cost around \$300.00. This valve could connect our system up to Eldorado Hills.

JIM PARNELL: The well had some problems so Jim called the pump guy and he told Jim that it sounded like a bad relay and he sent down a relay so Jim could put it in. The well seems to be working fine now.

Jim went to the splitter box and divided the water off with Silver Reef more accurately. If Silver Reef needs more water we will supply it to them.

We have a breather box by the second bridge toward Oak Grove Camp Ground that is always boiling over and Jim got Clair Langston to take his portable welder up to the box and removed it. He did 7 hours of work at \$35.00 per hour and he does not want money, just credit applied to his water bill.

CHLORINATOR: Scott Hayes asked Sandra Browning if Ken Orton of Rural Water is coming down to work on the plans for the chlorinator. She said Ken Orton is planning to come down in a couple of weeks. Scott said he would like to get the chlorinator in before the state forces us to put one in. It may not be mandatory to put in a chlorinator until the year 2005. If so this will give us time to get it in.

STATE AUDITOR FOR THE DIVISION OF PUBLIC UTILITIES: Scott Hayes received a telephone call from a Mr. Dan W. Bagnes, an auditor for the division of public Utilities. He told Scott that Sharon Cooke, Seth Cooke's wife (Alberta Lee's partner in the Lee Development), had called him and complained that LDWA had overcharged them for fees to put in the water to their development. Scott talked to him and then had Mr. Bagnes call Sandra Browning, LDWA's Secretary and Treasurer, and talked to her also. Mr. Bagnes agreed that we have not over charged the Lee Development and we may in fact be charging the other shareholders for things that Alberta should have paid for. He will send LDWA a copy of the letter from the Cooke's and also his reply to them. Scott still agrees to furnish water for Alberta Lee Pace triplex. Alberta has not signed the letter to approve the contract. It has been over 30 days.

Bert Leany moved to adjourn the meeting

June

Name	30+ Days	60+ Days	90+ Days	Total
Sheneman, Pat®	15.00	15.00	625.00	767.50
Mills, Craig & Shari [Iverson @Leeds]	0.00	32.00	259.04	291.04
Welch, Russell & Rebecca®	0.00	32.00	203.00	235.00
Arnold, Todd & Angela®	15.00	32.00	168.66	215.66
Randles, Jim [curtis hm]	-20.00	32.00	96.00	108.00
Fielding, Don,Norma ®	11.42	32.00	81.09	124.51
Hulet, Barbara (Taylor) ®	215.19	45.79	80.52	341.50
® Saxton, Mindy [Windsor®]	0.00	0.00	72.23	72.23
Bundy, Danna L.®	3.20	48.00	32.00	83.20
Sullivan, Craig ®	15.38	32.00	32.00	79.38
Parry, Richard/ Shirley®	0.00	32.00	32.00	64.00
Mullins, R.B. & E.K. [Stckwll®]	0.00	32.00	21.00	53.00
Roundy,Steve/Becky®	3.71	32.00	16.00	51.71
Roundy,Steve/Becky®	0.00	32.00	16.00	48.00
Ollerton, Carlyle	0.00	32.00	16.00	48.00
Russ, Robert and Maureen®			16.00	16.00

Name	30+ Days	60+ Days	Total
Steele, Clifford ®	0.00	176.00	176.00
George, Joan ®	167.44	32.00	199.54
Lewis, Steven or Roxann ®	114.34	32.00	146.34
CSM Hansen, Steve/Barbara®	48.67	32.00	80.67
Murphy, Reese ®	46.74	32.00	78.74
Lewis, Brad / Kimberly [Corsi®]	32.00	32.00	64.00
Saint Laurent, Etienne & Gayle ®	16.72	32.00	48.72
Bullard,Jake E.-Carol ®	16.00	32.00	48.00
Manis, Paul or Ila M (Lowe®)	11.53	32.00	43.53
Sullivan, Garrett ®	0.00	32.00	32.00
Parry, Richard K. ®	0.00	32.00	32.00
Davenport, Erwin ®	0.00	32.00	32.00
Peine, Russell & Connie ® [2]	-16.00	32.00	16.00
Jones,Amy.®;[Brant Jones]	221.86	16.00	237.86
Sullivan, Ned ®	126.42	16.00	142.42
Washburn, Isabelle ®	91.01	16.00	107.01
Zion West RV Park {Parnell}®	88.00	16.00	104.00
Bytheway,Ralph & Ruth ®	60.54	16.00	76.54
LEEDS RV Park Houston,goto 532	56.55	16.00	72.55
Fawson, Donald J. & Rebecca ®	44.46	16.00	60.46
LEEDS RV Park Houston,goto 533	27.89	16.00	43.89
Wilkinson, Judy or Fred®	16.00	16.00	32.00
US West ® (Q West)	16.00	16.00	32.00
Stevens, Kenneth H /Wanda Joy®	16.00	16.00	32.00
Nylund, Richard or Janice®	16.00	16.00	32.00
Montgomery, Paul Sr. & Sally	16.00	16.00	32.00
McKean, Kathy,[Brown,] ®	16.00	16.00	32.00
Biggs, Stephen & Brittany [Westhoff, ®]	16.00	16.00	32.00
Beal, D. Glenn/Wilma ®	16.00	16.00	32.00
Beal, Alex or Jean ®	16.00	16.00	32.00
LEEDS RV Park Houston,;Dyer*comercial	7.21	16.00	23.21
LEEDS RV Park Houston, goto 534	2.83	16.00	18.83
LEEDS RV Park Houston,goto 535	2.56	16.00	18.56

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Vice President	Bert Leany	879-2901	Russell Peine	879-2358
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

July 19, 2001

Monthly meeting of LDWA at the Leeds Town Hall at 7 p.m.

Those in attendance: President Scott Hayes, Vice President Bert Leany, Merle Gier, Jim Parnell, and Sandra Browning.

Greeting: President Scott Hayes

Prayer: Sandra Browning

Minutes: The minutes were discussed and corrections made and Bert Leany moved to approve the corrected minutes and Merle Gier seconded the motion and all approved.

Financial Statement: The financial statement was discussed and Merle Gier moved to approve the financial statement and Bert Leany seconded the motion and all approved.

Merle Gier: Water Tests - Merle told the board the water tests for July have been taken were good.

Alberta Lee Pace: Scott told the board that Alberta Lee will not sign the agreement that Scott and Bert composed. Merle Gier made a motion we send her a letter stating that the initial contract will expire within 15 day of her receiving this new letter if she has not signed the agreement and we will renegotiate the contract. Sandra Browning will send the letter. Scott plans to talk with our contract lawyer in the meantime.

Utah Power Company: Our electric bill from the well pump was very high because both pumps were started at the same time and this put into effect the demand rate which is a much higher rate than the regular electricity rate. Jim said that he will try to turn the pumps on one at a time, twenty minutes from each other and see if this will cut the demand rate of our electricity. It was suggested that we contact Glade Dalton to see if there is anything that we can do reduce the heavy demand charges.

File on Oak grove Spring Water: Scott Hayes suggested that we file on all the water in our spring. We will look into how to file on the spring. We want to get the latest print out of the Oak Grove Spring to see if any filing has been done on it. Bert said we could do it, but he doubted if we would get any more water. Scott said we need to try and see what happens and if we can get the water in the spring then we can file on other springs up in that area. LDWA should have the opportunity to buy some irrigation water in the near future and we want to be able to put it in the spring. This is where the irrigation water starts. Merle made a motion that we file on all of the water in the Oakgrove Springs and Bert seconded the motion and all approved.

"B" Water: Bert Leany has some "B" Water that LDWA plans to buy. Bert will sell it to us for \$4000.00. This is a good deal.

Terry Prisbrey: Scott had Sandra Browning send a certified letter and a refund of \$500.00 to Terry Prisbrey for his deposit on his water certificate. Terry Prisbrey has not fulfilled the requirement of LDWA's by-laws.

Mr. Prisbrey called Scott and asked for a copy of the old by laws, and he said that he feels his land had a water tap. He said he will contact his lawyer. Scott does not want to shut him down, but we want to know his plans before we give him a water tap. We also want to make sure that he is abiding by all requirements.

State of Utah Public Utilities: Several months ago, Mr. Dan Bagnes, an auditor for the State of Utah Public Utilities, requesting information that would prove that we are a non profit corporation. Sandra got all the material together and sent the information to Mr. Bagnes and he told Sandra that we are a nonprofit corporation and we are exempt from the State Public Utility. We are to receive a certificate of exemption, but we have not received the certificate yet.

Jim Parnell: Jim told the board that he fixed the town's leaky meter.

Alene Cuff's old water line goes to the cemetery and this is the line that Terry Prisbrey thinks used to go to his property to the old Sorgum Mill. He feels that he should have a tap. Sandra Browning went through all of the taps in our records and there was no tap for the sorgum mill or to that property. Joann George should have the certificate of water to that lot if there was one and should have given it to Mr. Prisbrey when he bought her land.

Scott Hyes suggested that Jim make a drawing of the building for our chlorinator to be housed in.

New Business: Merle Gier said that Norma Gier, one of the town councilwomen would like to put together another meeting with the Town, LDWA, Leeds Water Company, and the Fire Department to continue working out the problems that need to be addressed. The meeting is planned for July 31 or August 1st. or 2nd.

Washington City is taking out old meters and replacing them with new larger meters. We want to check with them and see if they are planning to sell their old meters and if they are in good shape we can buy some of them. We will have Jim go down and see what is available and the cost.

Pressurized water system: It was suggested that we get a preliminary agreement written up and get signatures from all parties involved, such as, the Town of Leeds, LDWA, and the Irrigation Company. To make sure we will be working together.

Mrs. Murphy is working on a grant for the new pressurized water system. She would like to be reimbursed for her work.

Scott said that the hydroelectric system should be a money maker for those involved.

Merle moved to adjourn.

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Water Master	Jim Parnell	879-2854		

August 22, 2001

LDWA's Executive meeting at 7 p.m. at the home of Secretary Sandra Browning

Those in attendance: Scott Hayes, Bert Leany, Russell Peine, Roger New, and Sandra Browning.

Welcome: Scott Hayes

Prayer: Scott Hayes

Roger New: Discussed perk test on the Terry Prisbrey land. Roger said the land is clay and it is hard to get a good test on that kind of soil so if LDWA is concerned as to the location of the perk test and the suitability of the soil, we need to write the Health Department and tell them that we want their verification of soil description and multiples of holes to verify soil uniformity, because of the potential controversy of the project.

Also Mr. Prisbrey's land is near Hogan Springs, Hamilton Springs and Angel Springs and we believe these springs are in a protection zone of 4 square miles and we have a concern about contamination from the run off water from Mr. Prisbrey's business which is a Auto Auction Company. Roger told us to write a formal letter to the Health Department and send copies to anyone that might be involved with the springs so all will be informed about the potential for contamination.

Terry Prisbrey's lawyer has returned his deposit check we returned to him and said there is no ruling against Mr. Prisbrey getting a water certificate in our by laws.

Pressurized Irrigation Water System: Bert Leany talked with Marcel Orton on the phone and he said he will have plans completed for the pressurize Irrigation water system for the Town of Leeds soon. Bert said he could probably get a grant to do all of the preparation work for the pressurized Irrigation System, but we may not get a grant for the actual installation.

Hydrant: Scott Hayes said Pat Sheneman will not pay his part of the fire hydrant on main street for he can not use it for his land on the top of the hill north of town. He also said that he did not agree to pay part of the hydrant so he will not pay it.

Utah Power: Our electric bill is still very high and the demand charge is the reason. Scott asked that Bert Leany contact Glade Dalton and see if we can rewire the pumps so we won't have the demand charge. Also Bert said he needs to contact the people we bought the pumps from and find out if the pumps will run on a different wattage.

Alberta Lee Pace: Our lawyer sent a letter to Alberta Lee Pace and we are waiting for a response from it. So far we have not heard from her.

Scott suggested that we require a letter from Alberta Lee Pace each time a customer has paid for their water, to her satisfaction, before we issue a water certificate.

David Lefler: Mr. Jake Bullard and his father put in the water line down Pecan Lane. LDWA promised not to turn on water to any new construction until the shareholder pays for his share of the water line. LDWA thought Mr. Lefler had paid for his share and turned on his water. Mr. Lefler has paid part of the money and is working to get it all paid as soon as he can. We will have to keep in touch with Mr. Lefler and see that he pays in full. Mr. Lefler said he is trying to get it paid off by next month.

Bert Leany moved to adjourn the meeting.

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Water Master	Jim Parnell	879-2854		

August 30, 2001

Monthly Meeting of LDWA

Leeds Town Hall at 7 p.m.

Those Present: President Scott Hayes, Vice President Bert Leany, Merle Gier, Jim Parnell, Sandra Browning, and Robert Coxey (councilman for the Town of Leeds).

Welcome: Scott Hayes

Prayer: Scott Hayes

Minutes: The minutes were discussed and Bert Leany moved to approve the minutes with Merle Gier seconding the motion and all approved.

Financial Statement: Financial Statement and check registry were discussed and Merle Gier moved to approve them with Bert Leany seconding the motion and all approved.

Water Tests: Merle Gier told the board the water tests for August have been taken and were good. However, we did have a bad water test back in May and this was caused by a breather box leaking and causing contamination to our water. The box was removed and a new line was put in and since that time our water tests have all been good. The State sent us a letter telling us we need to do five additional tests plus we must put in our billings and in the town paper that we had a bad water test in May and that we have corrected this problem. Sandra will put the notice in the billing and the town paper.

Sandra will contact the State and tell them they are sending our correspondence to David Coon who is in Oregon and they should send all correspondence from now on to LDWA at box 627 in Leeds. We did not receive this letter from the State until weeks after it was sent.

Special Meeting: Scott told the board that Mrs. Murphy has arranged a meeting with the Irrigation Company, Tuesday, September 4th, at 7 p.m. at the Town Hall. LDWA is invited to attend. An engineer will be there to talk about the pressurized water system. Scott would like all board members to attend if possible.

Terry Prisbrey Update: Scott told the board that our lawyer has written a letter to Mr. Prisbrey's lawyer and will include a copy of our water certificate. We want our lawyer to go over the water certificate and make sure the up dating has been done correctly. Scott Hayes told the board he talked with our attorney and expressed to him that Mr. Prisbrey has never met with us as a board. There has not been any signed agreements on either side. Mr. Prisbrey has waited long enough that a deposit is \$1000.00 now instead of \$500.00 because the price of a water taps has gone up. Also there is a deadline on deposits and refunds. Scott told our attorney if Mr. Prisbrey's perk test does pass, we would like to meet with him as a board, and see his plans and get them approved by the planning commission so we can proceed. And we are willing to work with him. We also have typed up a letter to be sent to the County Health Department with our concern about the contamination that an auto related business could cause to surrounding water sources. The letter was read and some corrections were made. Sandra will send the letter to the County Health Department and those water sources that could be involved. Bert said that we need to say Hogan Springs, Angel Springs, Hamilton Springs and their aquifers could be contaminated.

Utah Power : The cost of our electric bill is still high and the demand meter is the reason. Bert talked to the company that we bought our well pumps from about changing the volts to 440 so we would not have the demand charge. They told Bert that it would not be hard to change the volts to 440. *at the time we bought the pumps*

Chlorinator: Jim Parnell was asked to draw up plans for the new chlorinator building. Jim took much time in drawing the plans and then figured the approximate cost of the building. He made three drawing for the board to consider. The building will have two vents, one for the air to come in and one for the air to go out. We can use a single or a double cylinder. The double cylinder is much safer than the single. The building will be made of cinder block. We plan to put the building by the well so we do not want the building to be very large. We can build a larger building down closer to town later on for storage. Jim told the board that the building cost could run from \$10,000,00 to \$15,000,00. The hardware for the chlorinator will run around \$4000.00.

Bert Leany favors the hydrogen peroxide method of purifying our water over the chlorine and he feels we should look into to this process before we do the chlorinator. We can write to the State to get information about hydrogen peroxide. Scott wanted to know if there is any funding for chlorinators and buildings. We will look into this.

Merger with Eldorado Hills: We have not heard from Eldorado Hills on our merger with them. Robert Coxey told the board that Eldorado Hills will be meeting with the

Town of Leeds on the 12th of September as to how the annexation with Leeds is going. Bert Leany expressed his feelings that we need to have an agreement with Eldorado Hills written up that if the fire department requires the people in Eldorado Hills to add more fire hydrants that the homeowner be responsible to pay for their own.

Craig Sullivan was put on the agenda, because he said that he might come to our meeting tonight. Scott was told by Craig that he plans to build a new home on the corner and we need to come to some agreement about him being a developer and furnishing his own water.

Alberta Lee Pace: Our lawyer sent Alberta Lee Pace a letter about LDWA's policies and we are waiting to hear from her. She has not responded as yet. Scott feels we can put a lean on the triplex if all else fails. We are to bill Zack Sheneman and the Triplex for September water billing.

Hydrant Meter: The hydrant meter is still on the Wilson's hydrant. Scott told Jim to get the hydrant meter from Wilson's hydrant.

David Lefler: When David Lefler built his home he connected into a line that Jake Bullard and his father put in. LDWA promised they would not turn on water to any new construction until the owner pays their share of the water line. We thought Mr. Lefler had paid his share and so we gave him water, but he had not paid. Mr. Lefler has paid part of the amount due, but not all of it. He plans to have it all paid for in the next month. Scott Hayes told Sandra to write Angela Arnold in her next billing that David Lefler will contact her and pay her share within the next month.

New Water Lines: Scott Hayes expressed to the board members that he would like to see us put in the new water line from Cherry street to Babylon as soon as we can. We will talk to Russell Peine about this project. The Town is planing to chip and seal the road from Cherry to Babylon and we would like to get the new line in before they fix the road.

Monthly Rates and Overages: Scott feels it is time to think about raising our water rates. If not the monthly fee, then we definitely need to raise the monthly overage rates. We will think about this and get some ideas and discuss this at a later date.

Standby fee: Bert Leany reminded the board we need to set up a monthly standby fee for all taps that are not being used. Whether it is a floating tap or a tap that is not being used..

A letter should be sent to all shareholder's with taps that are not being used to explain why we have to make this additional charge. This will help us keep track of all the taps not in use.

MOTION: Bert Leany moved we start charging a monthly standby fee of \$10.00 for each floater tap or any tap that is not being used. This will become effective with the September billing. Merle Gier seconded the motion and all approved.

ELT: The Developer ELT still owes us money for lawyer fees and engineering fees. Bert said we need to take the contract to our lawyer and see if he can help us get our money. This development has been sold twice, but we can always try. We need to send another billing if our lawyer agrees. We need to get the bill and contract together to take to the lawyer.

Past Water Bills: The board members went over the past due bills. We need to put a lean on one of our share holder's homes. We need to start charging interest of 1 1/2 % interest per month. Scott suggested that we charge interest on bills over 100 dollars or over three months old from now own.

New Hydrant: Scott Hayes suggested we put in the new hydrant by Steve Lewis's home, this is one of the hydrants that the engineering company suggested we put in to be in compliance with the State requirements. The money was put in our 2001 budget to put in additional hydrants.

Robert Coxey: Robert, the town councilman for Leeds said the cemetery overage was very large and he felt that it wasn't right. The board suggested the meter be checked to see if it is working correctly. Scott asked if anyone might have stolen the water. Also it was suggested he check for a leak.

Bert Leany moved to adjourn.

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Water Master	Jim Parnell	879-2854		

September 26, 2001

LDWA's Monthly Meeting - Merle Gier's Home at 7 p.m.

Those present: President Scott Hayes, Vice President Bert Leany, Merle Gier, Russell Peine, Jim Parnell, Sandra Browning, and Craig Sullivan (Builder).

Welcome: Scott Hayes

Prayer: Bert Leany

Minutes: The minutes were reviewed and corrections made and Bert Leany moved to approve the corrected minutes and Merle Gier seconded the motion and all approved.

Financial Statement: The financial statement and check registry were discussed. Merle Gier moved to approve the Financial Statement and the check registry and Russell Peine seconded the motion and all approved.

Water testing for September: Merle Gier told the board the water tests for September were good. In fact, the tests have been good ever since the breather box was taken out and replaced by new water lines.

Scott Hayes expressed his concern about the safety of our water system and asked the board to think of things we can do to make it safer. Jim Parnell suggested that we check into a security company that could alert us if there was a problem by using their radio frequency. Scott told Jim to check around and see if there is a company we could use and what the cost would be. We can talk with other water companies and see if they are taking any safety measures.

Report on special meeting that was sit up by Mrs. Murphy: Scott told the board that the meeting ended up being with the Irrigation Company. The irrigation company said that they did not want to proceed with anything until David Stirling returns from a trip. Scott said he plans to meet with Mrs. Murphy and Ned Sullivan to see what needs to be done to apply for a grant. Mrs. Murphy is asking for a 1% fee to secure the grant. LDWA's board agreed for Scott to go ahead and try to secure the pre-development grant.

Budget: Scott would like to appoint a committee to start on the 2002 yearly budget. There are things he feels should be put in the 2002 budget, such as, the chlorinator and building and the two hydrants that the engineering firm suggested that we install.

New Water line: Scott suggested we put in the water line between Babylon and Cherry now, before the State puts chip and seal on the road. We don't want to dig up the new coating. Scott said pipes are really reasonable and we should buy the water lines now. For both the line between Eldorado Hills and LDWA and the line from Cherry to Babylon.

Hydrant: Scott Hayes told the board he would like to install the hydrant by Steve Lewis' home if it is at all possible. The new water line is on Steve's side of the road.

New Home: Craig Sullivan of Craig Sullivan Construction Company came to LDWA's meeting to make sure water is available for the new home he plans to build. The board felt Craig should furnish water as a developer, but Craig brought a legal paper to show that this home is in the mini subdivision that the town planning committee and LDWA approved. The paper had signatures from both past president Coy Wiley and the Town of Leeds. So the board approved a water certificate for the home on lot # 5 on this mini subdivision. There are three homes that can be built on this mini subdivision.

A major subdivision must furnish their own water and also pay for the impact that their subdivision causes to our water system. We need to decide what is the difference between a major and a mini subdivision. We will ask the town their definition of Major or Mini subdivision.

Alberta Pace Development: We have not heard from Alberta Pace about the letter from our attorney and Scott told the board she has not paid for the installation of the water meter for her triplex. We will send her another bill for this service. We will bill her just the amount of the meter and installation cost. Zack Sheneman has not paid for his meter and its installation. We will have to charge interest if payment is not made soon.

Terry Prisbrey: We have not heard from Mr. Prisbrey or his attorney about his water tap. Our attorney told Mr. Prisbrey's attorney that we would finish a water tap for Mr. Prisbrey's business if the county passes his perk test and all is in order. Scott told the board that he has not heard from the County Health Department about the letter we sent to them about Terry Prisbrey's perk test and the possibility of contamination from his auto related business. Scott will contact them.

Water Certificate: Our attorney, Mr. Jensen is going over our certificate for water to update and to make sure that everything is legal and correct.

Eldorado Hills: Soon we will be putting in the line between Eldorado Hills and LDWA to merge the two companies. Russell Peine said the connection would be around 775 feet and the price of water pipe is at a great price and we should take advantage of it. Jim Parnell was asked to check with Scholzen's Product and check the price now and ask how long this price will last or if we should purchase the water line now.

The annexation of the town and Eldorado Hills is proceeding well.

Bert Leany told the board that we got an approval from the State to put the 11 acre feet of water we bought from Glenn Gunter into our well. We must prove up on this water by 2004.

Washington City: The City of Washington is updating their water meters and the old meters will be for sale. Jim Parnell went to check on the price of the old meters, but he could not find anyone that could help him. Russell Peine told the board that he knew who to contact and would find out if the old meters were useable and the price.

Standby Fees: It was agreed by the board to charge a \$10.00 monthly fee for the water certificates that are floaters or that are not in use. This was to start in the September billing but Sandra Browning is still gathering the addresses to bill this fee and so it will not go into effect until the October or November billing. We need to ask our attorney what our options are if the shareholder does not pay this fee.

Monthly water rates: Scott Hayes told the board he feels it is time to raise the monthly rates of our water. Russell Peine made a motion we raise the monthly rates from \$16.00 per month to \$20.00 per month effective the first of the year. The plan to raise the monthly water fee from \$16.00 to \$20.00 will be put into a newsletter to our shareholders before the annual shareholder's meeting and discuss it at the shareholders meeting. If we get the new pressurized water system in it will help keep the water cost down.

Bert Leany suggested that we raise the commercial overage charge to a straight \$1.00 per thousand. This will be the same as the residential overage fee. The board approved the commercial overage to be a straight \$1.00 per thousand gallons of water over the 20,000 gallon limit, instead of sixty cents for the first 20,000 gallons overage and then \$1.00 per thousand gallons from then on. The board was told to think about raising the water rates and we will talk about it at our executive meeting in October.

Bert Leany moved to adjourn.

LEEDS DOMESTIC WATERUSERS

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Vice President	Bert Leany	879-2901	Russell Peine	879-2358
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

October 9, 2001

Monthly Executive Meeting Agenda, Tuesday, at the town hall at 7 p.m.

Those attending: Scott Hayes, Bert Leany, Merle Gier, Sandra Browning.

Welcome: President Scott Hayes

Prayer: Bert Leany

LDWA's water certificate revision by our attorney: The board went over the updated water certificate and made some changes. Scott and Bert will take the changes back to our attorney. Our lawyer did a great job and only a few changes will have to be made.

The Carter's home: The bank took over the Jeff Carter home and he went bankrupt. We need to find out which bank took over the home and also see if a meter was installed.

Alberta Lee: Sandra sent a new billing to Alberta Lee Pace for two months of water, the meter, parts, and freight, plus the hours that Jim Put in.

Jim Parnell: Scott Hayes asked the board to jot down jobs that Jim should be doing. He plans to give Jim the assignment of cleaning around the hydrants and keeping the hydrants in working order.

Commercial Overage to be raised from 60 cents to \$1.00 per thousand for all overages. This will start as soon as we can talk to our lawyer to make sure it was done correctly.

Standby Fee: We are going to charge each shareholder a monthly \$10.00 standby fee for water certificates or floater taps that are not in use. Sandra was asked to type up a letter to take to our lawyer so he can go over to make sure all is legal. We want them to know that if the \$10.00 fees are not paid that their water will not be turned on until all billings are current. Merle Gier said that we can't take their water certificates from the shareholder but we might be able to put a lean on the property. We will check with our lawyer about this also.

Meter read incorrectly: Steve Lewis' meter was not read correctly and Scott Hayes told Sandra to correct his billing and send them the corrected bill. Sandra said that she would.

Merger with Eldorado Hills: Jim Bray, of Eldorado Hills, is back in town and called Scott Hayes and asked how LDWA is doing in getting our lines connected. Scott asked Sandra to get in touch with Jerry Browning and Ken Orton and see if the engineering is done so we can put in the line. Bert Leany said to ask Ken if there is a form that LDWA needs to fill out for the connecting of the lines. Ken does need to make engineering drawings of this project for the State. If he does not have it done we need to ask him to do it.

Bert Leany moved to adjourn.

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October 25th, 2001

LDWA's Monthly Meeting held at the Town Hall at 7 p.m.

Those in attendance: President Scott Hayes, Vice President Bert Leany, Merle Gier, Jim Parnell, Robert Coxey, and Sandra Browning.

Welcome: President Scott Hayes

Prayer: Merle Gier

Minutes: the minutes were reviewed and corrections made. Bert Leany moved to approve the minutes as corrected and Merle Gier seconded the motion and all approved.

Check registry and financial statement: The Financial Statement and check registry were both discussed and Merle Gier moved to approve them and Bert Leany seconded the motion and all approved.

Water Tests - Merle Gier: The water tests for October have been taken and they were all good.

Pressurized Water System: There will be a Public Hearing, Wednesday, November 14, at the town hall. This is just a preliminary hearing to get the feel of the people who will be involved with this pressurized water system. The second hearing will be held in December before we engage the engineers to start on this project and will be the big debate meeting. Mrs. Murphy will be out of town for this first hearing, but should be back for December's hearing. We will explain the grant that we are trying to obtain is for a preliminary study. It will not pay to install a pressurized system.

Fire Department: The fire department had some overages in the last few months. Scott Hayes told Sandra to write a letter to the fire department and inform them that they have had overages and since we provide their water without cost that we would hope they will conserve water when ever possible. But we do expect that they will use the water need to fulfill their duties.

Well Water Right: Bert Leany told the board members that the 11 acre feet LDWA bought from Glenn Gunter of Eldorado Hills has been approved to be put into our well and will need to be proved up by August 31, 2004. Bert suggested we use Bush and Gudgell to proof up on the 11 acre feet, because they have already done the engineering on it.. Bert read a letter to the board from the State approving this water in our well.

Bert also told the board that ELT has 18 acre feet of water in our well and also 24 acre feet of water is in Eldorado Hills well. Bert feels that we need to work with them and see if we can buy the water in our well and use the money that they owe us as part of our payment.

The Leeds Water Company The total amount of water in our well is 179.368 acre feet. Bert Leany wrote a letter to the Leeds Water Company about the fact that we do not owe them any water because we are returning what we use. Therefore, it is the Irrigation Companies obligation to pay for half of the electric bill to pump water to their irrigation system. Bert read the letter to the board and Sandra will type the letter and after it is approved by Scott and Bert it will be sent to Ned Sullivan, President of the Leeds Water Company. Scott asked Sandra to check our electric bill and see how much the Irrigation Company owes for their share.

Silver Reef and LDWA: Bert Leany and Merle Gier feel there should be a maintenance agreement between Silver Reef and LDWA on our water lines that provide Silver Reef's water so they will be involved monetarily in the maintenance of the water lines. Scott Hayes asked Bert to write up a maintenance agreement and get it to Sandra to type it up so we can take it to our lawyer for his input. We need to contact Dave Clements about this maintenance agreement and get his feelings. Bert will look for any legal documents between Silver Reef and LDWA and get them all together so we will know what is expected of us. Bert was also asked to see if we can get our electrical meter changed over so our bill will not be so expensive. And Bert said that he would work on it.

Terry Prisbrey: Update: The town of Leeds has issued a Cease and Decess Order to Mr. Prisbrey. He has put a fence in the middle of a county road the town illegally closed and the State wants it opened again. Mr. Prisbrey has fired his old lawyer and has hired a new one and we have not heard anything from Mr. Prisbrey or his lawyer yet.

Jim Parnell's report: There was a leak by Brad Lewis' home and Jim fixed it. Russell Peine did the backhoe work. Scott told the board that Jim will now be fixing and testing the fire hydrants in town. There is some training he will need to get. Jim told the board that the gate to the well building was open and he did not leave it open. He will watch it closely to make sure vandals do not cause damage to the well house or pumps.

It was decided that the LDWA's shop will not be put in the new chlorinator building, unless the board decides to move it closer to town. Jim said we do need a new storage and shop building to put items in such as a backhoe that we might purchase in the future. Bert Leany added that we also planned, as a board, to buy a generator to have in times of emergency. Scott suggested that we write these items down and put some of the items in our new budget for the up coming year of 2002.

We will be required by the State to have an engineer design our new chlorinator building. Scott asked Jim if he got a price of the water pipe from Scholzen's Product. If the cost is reasonable, we should purchase the pipe now. We will need 775 feet for the Eldorado Hills connection and around 500 feet for the Babylon and Cherry pipe. Jim will contact Scholzen's and find the price of the pipe and a shut off valve and also a pressure reducing valve. We may not need a pressure reducing valve, but it will be good to find a price now if we do need it. If we do not have a pressure reducing valve by the Babylon and Cherry line, then we may need to put one in there, so if we have to work on the line then we won't have to shut off the town. Bert said that it would be better to put in a valve now than have to do it later.

Scott said that Russell Peine was going to check with the Washington City and see if they are selling their old meters that they are replacing and what the price would be.

Mr. Steele: Mr. Steele has not paid his water bill or installation fee for quite some time so Sandra added a late fee on his last billing. Mr. Steele called Sandra and asked if the late fee could be removed if he paid his bill now. Sandra said she could not remove the charge, for the board needed to approve or disapprove the late fee. The board decided not to remove the \$15.00 late fee. Mr. Steel also has two old cars that are blocking the fire hydrant by his home and must be removed. Scott plans to contact Mr. Steel and if he can not contact him, Scott will contact Joy Stevens, Secretary of the town and have her issue a citation.

The old trailer house in town owned by the Strattons will be torn down. The Strattons called Sandra and asked to have the water turned off. They were told there was a \$15.00 fee for this service and they said they would pay it. Jim tried to turn the water off and the old valve broke off so Jim had to replace the valve, but finally got the water off.

New Line: There was a new pipe line put in by the R and R Manufacturing Company and Jim did not know what kind of a line it was. Jim will check with Neils Fugal and find out.

Standby fees: Scott told the board that Sandra composed a letter to the shareholders for the standby fee that we are going to charge for water certificates not in use after the first of the year. Scott and Bert will take the letter to the lawyer and get his opinion, before we send it out to the shareholders. We will also raise the monthly water fee from \$16.00 to \$20.00 at the first of the year.

Eldorado Hills: Scott explained that we need to get the engineering done and the lines installed between Eldorado Hills and LDWA as soon as possible. We have asked Ken Orton to do the engineering for this project. He is working on it now. Ken would like to meet with the board and discuss what needs to be done so we will make an appointment with him in the near future.

The **State of Utah** needs the correct address of LDWA so David Coon will not get our correspondence. Sandra is working to get this accomplished. She has contacted the agencies that we work with.

There was an article in the RWAU's magazine that told about a filtering system that will eliminate contaminates. There is an address we can use to get information about this system. It is a good way to clean up our water. At the present time the State of Utah does not recognize the filtering system as a way to eliminate contaminates only a Chlorinator, but in the future this could be our answer.

The **Town of Leeds** is putting in new lawn in the park and LDWA has agreed to not charge them for the water used to get the lawn started. Scott told Sandra that we will not charge the town for October and he also said that we should not charge for September for they had an overage when they started the new lawn. They have already paid for the overage in September so we will credit them for this amount. Robert Coxey of the Town of Leeds ask if LDWA will check to make sure that the meter is being read correctly at the cemetery, Jim said that he would. Robert Coxey thanked LDWA for not billing them for the overages in the month of October because of the new grass being put in. LDWA thanked the Town for the use of their hall.

The **Town of Leeds** is having a cleanup day and we need to take part by cleaning up around the cement tank, the trailer and also around the hydrants. This will be November 10th on Saturday.

The Meeting was adjourned by Bert Leany

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November 29, 2001

LDWA's Monthly agenda
At the Town Hall at 7 p.m.

Those Present:

Welcome:

Prayer:

Minutes:

Financial Statement:

Water Test for October – Merle Gier

Meter Box – Bert Leany

Special Meeting at the Town Hall – for pressurized water system hearing.

Budget for 2002 assignment:

Alberta Pace Development:

Terry Prisbrey update:

Jensen to finish updating of water certificate:

Jim Parnell's report on activities in October. Price of pipe, valves, and etc.

Russell Peine: Availability and price of used meters in Washington City

New Hydrant by Steve Lewis's Home.

Update on monthly rate increase and standby fee for certificates non in use.

Merger with Eldorado Hills:

Christmas Party with the Town of Leeds ?

Meeting adjourned. . . .

Sandra's

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November 29th, 2001

Monthly meeting of LDWA
Place: At the Town Hall
Time: 7 p.m.

Those in attendance: President Scott Hayes, Vice President Bert Leany, Russell Peine, Jim Parnell, Sandra Browning, and Robert Coxey.

Welcome: Scott Hayes:
Prayer: Russell Peine

Minutes: There was one correction made. Bert Leany moved to approve the minutes and Russell Peine seconded the motion and all approved.

Financial Statement and Check Registry: After a short discussion Russell Peine moved to approve the Financial Statement and the Check Registry and Bert Leany seconded the motion and all approved.

Water Tests: Sandra received the water tests for November from Southern Utah University and they were good.

In the next billing: Scott told Sandra Browning to put in the next billing that shareholders should make sure their water meters are covered with insulation and the lids are in place so there will be no damage to the meters from the cold weather. Bert Leany's meter is on the back of his home and he suggested that it be moved to the front of the home for better excess for the meter readers. The board agreed that this should be done. There are other meters that need to be moved also.

Terry Prisbrey: Alvin Rhodes told Bert Leany that Ross Savage put in the water line to the Sorgum Mill in 1977 or 78 and it was a church project and the water was donated. So there was not a water certificate to that land. Scott Hayes told the board that Mr. Prisbrey

fired his lawyer and has hired his brother who is a lawyer. There will be a work session at the town hall on December 12, 2001 with lawyers present to work out any problems with Mr. Prisbrey's project. Then Mr. Prisbrey will have to meet with LDWA for he has never been to one of our meetings to explain his plans for his property. Scott feels that he should have to abide with the LDWA's requirements just like anyone else. Scott Hayes is assigned to contact the Sheriff and see if they have served Mr. Prisbrey with papers.

Letter to the Irrigation company: The letter to the irrigation company was read by Bert Leany to the board members and it was decided that some changes will be made before it can be sent. Also the letter to the Fire Chief was accepted and can now be sent to Steve Lewis.

Russell Peine is concerned that the irrigation water could be lost to the State and suggested that we could contact owners of irrigation water to will the water to the town of Leeds if they feel it could be lost by adjudication.

Pressurized Water System: (For the Town, LDWA, and The Irrigation Company.) The first meeting has been held in regards to pressurized water system and it went quite well. We have finished our survey and sent it in to the state and we are waiting to see if we have our preliminary grant. When we get this grant okayed then we will have another hearing in the town hall to discuss what our options are at that point and then we can do our engineering study. We will have to be well prepared for the last hearing for all the people who have protests will air them at this time. Then we will be decided whether we will proceed with the pressurized water system.

Electricity to the well pumps: Bert Leany talked to Alvin Rhodes about the motors on the pumps to our well and Mr. Rhodes said the motors are 220 volts and so we can not change them for more reasonable electrical costs. He said that it would not save any money on pumping anyway. The way that you save is when you have 440 down, and then you don't have to put in such heavy electrical wiring. Scott said that we are going to have to watch it really closely. The startup of the pumps is the problem for they need to be started separately and allow a half hour between starting each pump. There is a large generator the town owns and they would like to get rid of it. If we could get it and if it can be started, it would be a good deal for LDWA to use on our well pumps to save costs.

2002 Budget:

1. The chlorinator and building.
2. New hydrant on middle block of center street to be put in.(by Steve Lewis's Home)

3. Up grade the spring should be done.
4. Finish line at Babylon and Cherry.
5. Eldorado Hills line connection.
6. Pressure relief valve in the 8 inch line.
7. Take out stand pipe and move the Leany meter to the front of the house.

Pressure reducing valve: We are still having some problems with the uneven pressure from the pressure reducing valve up by Glenn Beal's home and Bert Leany suggested that we put in a pop off valve below the valve so the pressure will pop off the valve and not the water heaters down in town.

Alberta Lee Pace Subdivision: There are 3 meters in so far in the Lee Subdivision, The Lee's Triplex, Susan Sip, and Zack Sheneman are all in.

The Water Certificate update: The lawyer has nearly finished the revision of our water certificate application. We feeling he has done a good job even if it was quite costly. Scott read some of the revised parts to the board members and asked the board to take home their copy of the revised water certificate update and read it and if there is anything they think should be changed give Scott a call.

Water Rates: LDWA plans to raise the monthly water rates and start charging a monthly standby fee for all water certificates not in use. It will begin with January 1st. and we will start billing February 1st. Letters will be sent to the shareholders about this action.

Jim Parnell's report: The price of pipe has really gone down. Scott suggested that we purchase enough pipe to connect LDWA with Eldorado Hills and also enough pipe to connect the line from Cherry to Babylon. We will also need two mega lugs, some valves, and some tees to connect these lines. Scott told Jim to figure out the amount needed and call Sandra with the cost plus tax. Jim Parnell also worked on the air vacs. Scott suggested that we put the new Chlorinator System be put into the 2002 budget and get it done this year.

Russell Peine: The assignment given to Russ was to find a price of the used meters that the City of Washington is taking out. They are replacing their meters with a new kind of radio meter. Russ said they plan to sell them for about \$10.00 a piece and most of them have only been used less than a year.

Eldorado Hills: Scott talked with Jim Bray about the merge of Eldorado Hills with the Town of Leeds and LDWA and most everything has been completed.

Ron Fowlks: Ron wants to move the hydrant by his home so he can enlarge his driveway. We need to give ~~him~~^{him} a cost figure and see if he is willing to pay the price. Around \$200.00. *3-4 hundred -*

Casa De Oro: Casa De Oro wants to work with LDWA and use us for their second water source if they have an emergency. It is required by the State that each water system have a second source and They only have one source now.

Christmas Party: The board decided to join with the Town of Leeds for the annual Christmas Party. It will be December 17 at 7 p.m. at the Two Lazy to Ranch Restaurant.

Bert Leany moved to adjourn.

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December 20, 2001

THE LEEDS MONTHLY BOARD MEETING AT THE LEEDS TOWN HALL AT 7 P.M.

THOSE IN ATTENDANCE: PRESIDENT SCOTT HAYES, VICE PRESIDENT BERT LEANY, MERLE GIER, JIM PARNELL, SANDRA BROWNING, AND ROBERT COXEY OF THE TOWN OF LEEDS.

WELCOME: Scott Hayes

PRAYER: Scott Hayes

MINUTES: The minutes were discussed and Bert Leany made a motion to approve the minutes and Russell Peine seconded the motion and all approved.

Financial Statement: The check registry was discussed and Merle Gier moved to approve the check registry and Bert Leany seconded the motion and all approved. The board also went over the year to date financial statement.

WATER TEST: The water test for the month of November has been taken and was good. Merle Gier has not taken the water test for December because he could not get his truck up to the water source. He plans to do it soon.

Richard Parry: Richard Parry called Scott Hayes and said he feels LDWA owes him money for the 6 inch water line that Richard and another neighbor installed. The water company will be using the line to connect with Eldorado Hills. Bert Leany said the water line was put in several years back and has passed the 5 years limit for reimbursement. This water line belongs to LDWA not Mr. Parry.

Water Line to Pat Sheneman: We have been holding Pat Sheneman's water tap because he has not paid his share for a water hydrant that was put in by his office on N. Main Street a few years past. Pat sold the office and the businesses Quality Home, R&R, and Walton Plaza all paid their share, but Pat refuses to pay his part even though he sold the ground to R&R and the office to Quality Homes and he made money off these

companies. Scott Hayes said that if Pat wants water for his new home he must meet with LDWA.

BAD DEBT: The bad debts were reviewed and we have about \$3,000.00 worth of bad debt that has not been Paid. Scott Hayes will contact David Lefler to find out if he has paid Angela Arnold and husband for his share of the water line that Dave connected too. We were under the impression that David had paid his share. If David has paid the Arnolds, then we will start charging late fees to their billing for they owe over \$300.00. The board will have to contact those who are behind in their water payments and see if we can get our bad debts cleared up. Scott also told Sandra that she needs to be sure to charge a late fee to everyone who owes over \$100.00. This should be done monthly. Craig Mills has not paid his water bill for a year and when he did pay last month the check bounced and we had a bad check fee. Scott Hayes said that our only option is to put a lean on his home. Merle Gier was asked to look into placing a lean on Mr. Mills home.

Report from the Town of Leeds by Robert Coxey: Robert told LDWA that the town met with their lawyer about the road they had closed earlier to the underpass by Alene Cuff's home. Mr. Prisbrey wants to use the area where the road used to be as part of his auto business. He has done some surveying and is supposed to do more to show the town where he feels the road should be placed which will need to be 35 to 50 feet wide. . The lawyer told the Town Council that the road was not necessary and should not be opened again. The Town Council disagreed with the Lawyer and recommended that the road be reopened. Mr. Prisbrey can not do anything now, because there is a cease and desist order on this property.

Scott Hayes told LDWA that the Fire Department wants the road opened for a second exit for the people in the Angel Springs area. There is only one way to exit the area should there be an emergency.

Robert Coxey told the board that this was the last meeting he would attend as a representative of the Town of Leeds for he was not going to run for reelection. We told his that he was a great help to LDWA and we will miss him very much.

Reajudication of water in Leeds: The State of Utah is planning to do another reajudication of water through out the state. This means that the owners of irrigation water could loose some of their water if they are not using it. This water could be saved for the town of Leeds if the irrigation shareholders designate the water to go to LDWA, then instead of loosing it all together, LDWA could use this water. We can make an agreement with the water owners that if they will hold their water in trust (consideration) for the Town of Leeds then LDWA will pay them so much for the water. So it won' be a

total loss. Scott Hayes is going to talk with the irrigation company about this agreement so we can keep the water in Leeds. One proposal was an agreement with the irrigation shareholders to transfer their water to LDWA for \$1000.00 a share of 6 acre feet for water that might be taken.

APPLICATION FOR WATER SERVICE: Scott asked the board members last month to take the application for water service home and go over it and come back this month with any question or changes that they think should be made. The board reviewed the application and all were in favor of accepting it.

MOTION: Bert Leany moved that LDWA accept the application for water service and Merle Gier seconded the motion and all approved.

Annual Shareholders Meeting, February 5, 2002. This is the first Tuesday in February and will start at 7 p.m. Assignments board members were given for that night.

1. The items accomplished in the year 2001. Scott Hayes.
2. The items not finished in the year 2001, but are being worked on. Bert Leany.
3. The items that we would like to accomplish in the year 2002. Bert Leany.
4. The Financial Statement. Merle Gier
5. Water Tests. Merle Gier.
6. Jim Parnell's report of accomplishments as the water master.
7. Pressurized water System by Bert Leany.
8. The raise in monthly water rates and standby fees. Russell Peine.
9. New water certificates. Russell Peine.
10. The merging of Eldorado Hills and LDWA. Scott Hayes.
11. Bert Leany will get material together for the 2002 budget materials for the chlorinator.

Three board members to go off the board this year. Merle Gier, David Coon, and Russell Peine. We hope they will all return to the board for another two years/

Eldorado Hills merge with LDWA: Ken Orton told Russell Peine that LDWA needs to go to Cedar City and see Kerry Carpenter to fill out a form to take over Eldorado Hills water and this document will need to be signed by Scott Hayes and or Bert Leany. They will go up to Cedar after Christmas. Ken Orton has completed all the engineering for the two lines to be connected. Eldorado Hills has proofed up their water and all is in order. Robert Coxey said that the merger with the Town of Leeds and Eldorado Hill will be completed in the next few weeks.

ELT: ELT has water in LDWA's well and also in Eldorado Hills's well and they need to proof up on it. They will not loose their water if they do not find a new place to put it.

Bert Leany suggested that we talk with Dallen Gardner and see if we can buy some of their water and use some of the money that they owe LDWA for part of the payment.

Silver Reef: It was suggested that Silver Reef help pay for the improvements of the water line from the spring down to their homes. It was put in the contract that they would pay their share. We need to bill them as improvements are made.

ANGEL SPRINGS: Angel Spring Water Company is having a hard time putting in their new well and getting a good source of water. They talked with Jim about getting information of what they need to do to merge with LDWA. Their water company plans to meet and talk over the merger.

SILVER REEF: David Clements has been put in as the new water master for the Silver Reef SSD. He plans to attend the schooling that Rural Water is putting on in February to start to get his certification.

INSULATE METERS: A notice was put into the last billing for the shareholders to insulate and secure the lid on their meters to prevent meter damage from the cold. Jim was asked to check the meters and make sure that they are insulated. He already checked Charma Gee's meter and insulated it for she is an older lady and can not do it for her self.

Jim Parnell's monthly report: Jim told the board that he went up to the Prisbrey's property and Mr. Prisbrey had left the water on to the cemetery and Jim turned it off. Mr. Prisbrey has no right to the water in that line. Jim said that Mr. Prisbrey also spray painted where he wanted the new road to go.

The 2002 Budget: The board went over the 2001 budget and adding a percentage that they felt would be needed in 2002. The board then accepted the budget and the increases made for 2002. Items to put in the Budget:

The chlorinator, new water hydrant at East Center Street and upgrade the spring. It was decided that we would not upgrade the spring in 2002.

LETTER TO IRRIGATION COMPANY: Scott Hayes read to the board the letter to the irrigation company to be sent to Ned Sullivan and the board accepted it. Also Sandra is to include the bill for the use of the electricity used to pump the well water for the irrigation company's use this fall.

Bert Leany moved to adjourn.