

# LEEDS DOMESTIC WATERUSERS

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

President	Scott Hayes	879-2457	David Coon	879-2685
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		

January 15, 2002

A special meeting with Eldorado Hills to discuss the progress of the merger with LDWA.

Meeting held at the Leeds Town Hall at 7 p.m.

Those in attendance from LDWA: President Scott Hayes, Vice President Bert Leany, Russell Peine, Sandra Browning, and Jim Parnell. Those in attendance from Eldorado Hills: President Kent Sundberg, Water Master Scott Ricci, shareholder Michael Katz, and accountants Phil and Sue Sherman.

Welcome: Scott Hayes

Kent Sunberg, the President of Eldorado Hills, told the LDWA board, he sees that we have increased the water rate from \$16.00 to 20.00, with a overage cost of \$1.00 per thousand and our standby fee is the same as they are charging now. They have no problem with the increases. What Kent wants now is to stop functioning as a committee (water company) and transfer into LDWA. Also the pipe line has not been connected between the to water systems and needs to be done as soon as possible. Kent told the board Eldorado Hills would like everything up and running by the time they start consuming water. A letter was sent out to Eldorado Hill's people and they were told the annexation to the town was complete and they anticipated the water line being connected within 60 days or so.

Scott Hayes said he has not received the engineering plan that Ken Orton submitted to the Cedar Office and he would like to get a copy. Ken Orton of Rural Water of Utah Association, who did our engineering told LDWA that an application needs to be filled out by LDWA and Eldorado Hill's water transferred to our well. Bert Leany called up to Cedar City to find out about the application and was told they did not know of any paper that needs to be signed. Kent Sunberg said he would contact Kerry Carpenter and see what needs to be done and he will get back with Scott in a couple of days. Then the water lines can be connected up and tested to make sure that the pressure is correct. A question was asked if there would be better pressure after the lines where connected and

Bert Leany said the water pressure would be about 30 pounds better. LDWA has purchased the 8 inch water lines and they will be put in as soon as the paper work has been completed.

Bert Leany asked if LDWA has ever voted on accepting Eldorado Hills into our water company. And no one could remember voting on this. So Bert Leany moved to accept Eldorado Hills as part of our water company and all the board members present voted to approve.

Eldorado Hills has 27 taps in use at the present time. There are 23 standby taps that are not in use but are being charged a standby fee of ten dollars per month. Making a total of 50 taps that will be added to our water system. The \$10.00 a month billing on the standby fees are sent out quarterly in advance. They charge a monthly fee of 1 1/2 % on all late bills. They have one shareholder that will not pay the fee for his standby tap and has not paid for a long time. They said we could do with him as we like. And it was suggested that we put a lien on the property. Or we will not provide water to this shareholder until this billing has been paid.

Eldorado Hills board was each given a letter that told of the rate increase that LDWA will start to charge with the January 2002 billing. The rate will increase from the current \$16.00 per month to \$20.00 per month for residential and commercial. (The commercial will not effect Eldorado Hills. Also the letter also explained that the commercial overage will go to \$1.00 per thousand and the residential will remain the same. LDWA will now charge \$10.00 per month for standby taps and we will bill quarterly in advance. They had no problem with the increases. Sue Sherman asked when a resident would have to pay an overage. And Sandra told her that you do not pay an overage until you use over 40,000 gallons of water per month which would be \$1.00 per thousand. We are actually entitled to around 33 thousand gallons per month.

Jim Parnell asked if any of their shareholders used more that 80,000 gallons and they said that there was one customer that did use that much water per month. LDWA is thinking of raising the overages over 80,000 gallons to \$2.00 per thousand. Also Kent Sunberg stated that he was told that we would use the well only as was needed. And that was confirmed. But we could not promise that we won't use the well. The well is our second source. Scott Hayes also asked if the water in Eldorado Hills was all together so if we need at some future time to put it back into the well that we could do so. It was suggested that the Fire Department may want some fire hydrants moved and Eldorado should be up to code.

Kent Sunberg asked if they have six and eight inch water lines combined, would there be a flow problem. Russell Peine said that this could all be worked out. There should be no problem.

Eldorado Hills has sold all of its water with the land and since they are bringing in the water, they will not be charged for the water certificate. But as they build homes on the standby land with taps, the shareholders will be charged a connection fee. It will be around \$2400.00 to install. Eldorado Hills shareholders will receive a certificate of water for their part in the company.

Scott asked Kent if LDWA could have a map of their system. We had our system computerized and we may want to get Eldorado Hills computerized also.

Eldorado Hills was told that they were all invited to LDWA's Annual Shareholder's Meeting and we will send a notice to their 50 shareholders. Also each tap will have one vote in the election of new board members and any matter that was voted on. And this will be in effect at our shareholders meeting, February 5, 2002. We plan to vote in one board member from Eldorado Hills. Scott Ricci was approached for he is the water master of Eldorado Hills and he said he would be glad to be on the board if he is voted in as a board member.

Sandra Browning the LDWA's secretary and Phil and Sue Sherman plan to meet so Sandra can get all Eldorado Hill's accounting information. Sue said they would get Sandra a copy of the names and addresses so she can send notices to the Eldorado Hills shareholders to attend the Feb. 5<sup>th</sup> meeting. Sue also asked if we have any insurance and Sandra Browning told Sue that we have a million dollar blanket insurance plus officers and board members coverage. Sandra Browning also has a bond on her for the loans from the State of Ut. On our water tanks.

When all things are completed, Eldorado Hills will transfer their monies to LDWA and desolve their company. Scott Hayes told Eldorado Hills they can tell their shareholders that LDWA's By-laws and Water applications are available upon request. They plan to send out at lease one more billing and can put this information in the billing.

Bert Leany moved to adjourn the meeting.

# LEEDS DOMESTIC WATERUSERS

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

President	Scott Hayes	879-2457	David Coon	879-2685
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		

January 15, 2002

Leeds Domestic Wateruser's Special meeting with Eldorado Hills  
pertaining to the merging of the two companies:

Those in Attendance:

Welcome:

Prayer:

Progress in connecting Eldorado Hills to LDWA's water line:

Monthly water fee increased from \$16.00 to \$20.00.

Monthly water overages for Culinary and Commercial from now on will be the same.  
\$1.00 per thousand gallons over the 40,000 gallons.

LDWA will charge a monthly standby fee of \$10.00 per tap for all water services not in  
use or that are floater taps.

Question and answers:

# LEEDS DOMESTIC WATERUSERS

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

President	Scott Hayes	879-2457	David Coon	879-2685
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		

January 30, 2002

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

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

Welcome: President Scott Hayes

Prayer: Bert Leany

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

**Financial Statement and Check registry.** Merle Gier moved to approve the check registry and Bert Leany seconded the motion and all approved. The yearend income statement was discussed and Bert Leany moved to approve it and Russell Peine seconded the motion and all approved.

**Cellular Phone:** Scott Hayes would like to have a cellular phone to do water business and asked the board if they would approve. Scott will contact the cellular phone company and see what kind of a package the cellular phone company will give us.

*2/16 Still looking  
for PHONE*

**Bad Debt:** The board wants to keep charging the shareholders who owe over \$100.00, a late fee of \$15.00 monthly. Craig Mills bill is very high and it was suggested that we put a lean on the home so we will get our money for he has put his home up for sale.

**Water Testing:** Merle Gier did the water testing and it was a good test.

**Silver Reef:** It was suggested that Silver Reef be involved in helping to pay for the upgrade of the lines that furnish them water from the spring. Bert Leany suggested that they pay a percentage of the cost based upon the amount of meters they have in use. Silver Reef share will be 19% of the cost and LDWA would pay 81%.

Removing the air vac and the parts used in the installed would be one upgrade. Sandra Browning suggested that we have Silver Reef meet with LDWA to discuss what each company feels is fair. Scott Hayes said we should invite Silver Reef to next months meeting to work this out. It was agreed to table the topic until we can meet with Silver Reef.

**Rural Water Association of Utah's Conference:** In February the Rural Water Association of Utah is having a conference at the Dixie Center and it was agreed to buy two tickets for board members to attend. Bert Leany and Jim Parnell plan to attend.

**Letter writing:** Merle Gier suggested when letters are written they have a subject line to give the theme of the letter. Also the date of the letter should be stated.

**Pressurized water system:** Bert Leany contacted an irrigation Company called the Harward Irrigation Company of Spanish Fork, UT to see if they would do the engineering for our pressurized water system. But because we do not know if we are going to do the pressurized water systems for sure, they will not waste their time doing our engineering for the project. However, they will do our engineering without charge if we do the project and use their pipe and parts.

We should be notified soon about the grant that was applied for by the Town, LDWA, and the irrigation system. Another hearing will be held to decide whether to go ahead with the project or not.

**David Lefler:** When David Lefler built his home he connected to an existing water line that was paid for by his neighbors. We thought he had paid everyone for the water line and turned on his water, unfortunately they were not all paid. So one of his neighbors wanted LDWA to collect the money for them and stopped paying their water bill until it was paid. We contacted David and finally he paid the neighbor. Now the Arnolds owe LDWA over \$400.00 on their water bill.

**Leak :** Eldon Stirling told Russell Peine there is an area by his home that is damp all of the time and he feels there is a leak in the water line. Russell told him LDWA needs to dig down to the line and see if there is a leak.

**THE ANNUAL SHAREHOLDER'S MEETING:** To be held, February 5<sup>th</sup>, 2002 at the town hall at 7 p.m..

Assignments for board members:

B. Accomplishments in 2001 – Scott Hayes

A. Removing the air vac box (or Pressure relief box) north of town.

- C. Worked on the merger with Eldorado Hills.
- D. Alberta Lee Pace subdivision has 4 homes on it so far.
- E. Worked with State Auditor to prove we are a non profit Organization.
- F. Worked with the Federal Government to establish that we are non profit.
- G. Sold 5 taps and there deposits on 5 more.
- H. The water we bought from Glenn Gunter (11 acre feet) proofed up last month. --- NOT PROOFED
- I. Moved hydrant by Ron Fowlks driveway.

2. Things not accomplished in 2001, but are being worked on. Accomplishments in 2002. - Bert Leany.

- A. Connect to Eldorado Hills
- B. Pressurized water system.
- C. Install hydrant in the middle of center street.
- D. Buy 100 meters from Washington City.
- E. Put together a maintenance agreement with Silver Reef on the water lines.
- F. Update the By-Laws.

3. Financial Statement for 2001. Water Tests in 2001. - Merle Gier.

4. Report of accomplishments as water master. - Jim Parnell

5. Increase of monthly rates, charge for standby fee of water taps not in use, commercial overage \$1.00 per thousand. - Scott Hayes.

6. Update of new certificates. - Russell Peine

7. Merge with Eldorado Hills. Kent Sunburg.

8. Chlorinator, building, and Generator. Purchase.- Scott Hayes

**Terry Prisbrey:** We have not heard from Terry Prisbrey lately, but he has put a for sale sign on his property. The cease and decest order is over.

**The Leeds Irrigation company** has not paid for electricity to the well pump to give them water. We will not pump water for them next year unless they pay their share.

**Richard Parry:** Richard Parry called Scott Hayes and told him that he feels that LDWA owes him for the use of the 6 inch line he put in. Scott asked Sandra Browning to research when Mr. Parry put in the line.

**Washington City:** Russell Peine told the board that Washington City has near new or new water meters for sale for \$10.00 per meter. The board decided to buy 100 meters. Russell Peine will go down and get the meters for us.

**The 2002 Budget:** The board went over the new budget 2002 to see that all was in order.

Bert Moved that the meeting be adjourned.



Leeds Domestic Waterusers

2002 BUDGET

Income

4100 Certificate sales	Sales	0	35000.00
4200 private tap (30,000g...	Sales <i>income</i>	3200	55000.00
4302 Interest (cash 2)	Income	0	867.41
4304 Interest (FS-CD)	Income	0	4259.01
4300 Commercial taps (20,000)	Sales	0	9000.00
4400 Outside sale	Sales	0	370.50
			<b>104496.92</b>

Expense

1420 Hogan Springs (cuff)	Liability pay	0	18711.28
2300 90-stge.tank-(Ut.wtr...	Liability pay	0	820.00
4251 Bad Debt expense	Expense	0	1500.00
Generator	Expense	0	2400.00
6010 City of St. Geo. Water TEST	Expense	0	200.00
6015 Susc Water Test	Expense	0	350.00
6020 Johnson Labor	Expense	0	1200.00
6025 Outside system labor	Expense	0	4000.00
6030 Blue States	Expense	0	300.00
6050 Parts exp.	Expense	0	12000.00
6100 Telephone	Expense	0	650.00
6110 Ut. Power	Expense	0	2500.00
6120 Leeds Irrigation	Expense	0	105.00
6200 Office Supplies	Expense	0	500.00
6250 Office Equipment	Expense	0	100.00
6251 Advertising	Expense	0	60.00
6300 Postage	Expense	0	850.00
6350 Mileage expense	Expense	0	2500.00
6351 Dues - Rural Water	Expense	0	145.00
6352 Training fees	Expense	0	250.00
6361 Legal - other	Expense	0	3000.00
6370 Accounting	Expense	0	2000.00
6371 Bank charges - Dep box	Expense	0	20.00
6380 Engineering	Expense	0	3000.00
6390 Insurance -Olympus	Expense	0	850.00
6391 Insurance - Leavitt	Expense	0	125.00
6392 Insurance - Alexander...	Expense	0	1100.00
6393 Interest (Pay)	Expense	0	1000.00
6400 Wages- Sandra	Expense	0	7500.00
6420 Wages - Jim	Expense	0	6800.00
Water 8 1/2 acre feet	Expense	0	4000.00
6800 Fed tax	Expense	0	3500.00
6850 State Tax	Expense	0	350.00
6852 Property tax	Expense	0	10.00
6854 permits-state	Expense	0	100.00
Chlorinator	Expense	0	5000.00
			<b>87496.28</b>
balance			17000.64

1  
16  
12  
32  
36  
392

# LEEDS DOMESTIC WATERUSERS

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

President	Scott Hayes	879-2457	Penny Weston	879-2170
Vice President	Bert Leany	879-2901	Scott Ricci	879-2150
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

February 5, 2002

## LDWA'S ANNUAL SHAREHOLDER MEETING

**PLACE:** Leeds Town Hall at 7 p.m.

**THOSE IN ATTENDANCE:** Board members: President Scott Hayes, Vice President Bert Leany, Russell Peine, Merle Gier, and Secretary Sandra Browning. A total of 25 people were in attendance. 20 shareholders signed in and collected their voting ballots and income and expense statement for the year 2001.

**Greeting:** Bert Leany welcomed all LDWA'S shareholders and expressed the merger with Eldorado Hills is good and will benefit everyone concerned.

**Prayer:** Russell Peine

**MINUTES:** Sandra Browning read the minutes from the 2001 shareholders meeting and Scott Hayes asked for corrections. Bert Leany stated that the three pressure reducing vaults caused the water pressure to improve by 19 PSI up over the pressure before the vaults were put in. Bert Leany moved to approve the minutes and Russell Peine seconded the motion and all approved.

**2002 Budget:** Scott Hayes said our 2002 budget is in the black and it was put together and approved by board members in the last meeting in 2001. Shareholders received a copy of the 2002 budget in the notice of meeting.

### **2001 accomplishments by Scott Hayes:**

We have been working for most of 2001 on the merger with Eldorado Hills. The merger will be completed soon.

There are four homes constructed on the Alberta Lee Pace's subdivision that we provided with water.

The State of Utah's Auditor renewed LDWA's status as a non profit organization.

LDWA has been declared a non profit corporation by the Federal Government.

In 2001 we sold 5 water services and we have 5 deposits on water services taps.

LDWA bought 11 acre feet of water from Glenn Gunter.

LDWA did not charge the Town of Leeds for overages when new lawn was planted. We do not charge the town, cemetery or fire department for water use, unless they have a water overage.

Russell Peine moved a fire hydrant by Ron Fowlks home to give him more room to park his vehicles.

Russell Peine put a 8 inch line in front of Brett Comas and Nate Blake and also an 8 inch water line at the cement tank to furnish water for fire code compliance.

We had a computerized study done on our water system last year (2001) and found just a few problems to be corrected and we are working on them.

**Projects not finished in 2001 and Goals for 2002:**

Bert Leany said Eldorado Hills water line will soon be connected to LDWA's water lines.

LDWA is working with the Town of Leeds and the Leeds Irrigation Company on a pressurized water system.

Goals for 2002:

Install a fire hydrant on East Center Street.

Buy 100 meters from Washington City for \$10.00 a piece.

Have a Chlorinator system designed by a state engineer. Required by the State.

Update water service application.

**Financial Statement for the year 2001:** Merle Gier: Financial statement for the year 2001 is in the black. Our Net Sales for 2001 was \$82,039.00

"Total Expenses were 44,071.66

Total income from operations 37,967.81

Interest 5,126.42

Net income 43,094.23

**Water Tests in 2001:** Merle Gier was responsible for the water tests in 2001. He takes the water samples and then delivers them to be tested in Cedar City to the Southern Utah University Lab within a 24 hour period of time. If there is a problem we are notified within three days and we repeat the tests. We have had good test results.

**Water rates increase:** Monthly water rates were raised from \$16.00 to \$20.00. LDWA is also charging a \$10.00 monthly standby fee for all water taps not in use or floater taps. We will bill quarterly and in advance for the standby fees. The commercial overage rate will be \$1.00 per thousand gallons of water over 20,000 gallons and the residential shareholder's pay \$1.00 per thousand over 40,000 gallons.

**LDWA Updated their application for water service:** by Russell Peine: A lot of time and effort was put in by the board members and our lawyer to redo the application for water service. We feel the problems of the previous certificate have been corrected.

When you get an application for water service, you need to review and fill in the application. \$1000.00 is required for a deposit and the cost of the water tap is \$5000.00. You will need a building permit and clearance from the town, a signature from the fire chief and a perk test must be passed before you can get a septic permit from the County Health Department.

Your building must be a permanent structure. The application is void unless you have the signature of the President of LDWA with your signature and date. The president of LDWA will also go over the by-laws that pertain to your receiving a water service. Applications for water service are available from the President or Secretary of LDWA.

**Coy Wiley** asked if there is a penalty for someone who pays their down payment and then fails to complete the contract. Scott Hayes told Coy there is a penalty and it is all explained in the application for water service.

**Water Master:** Bert Leany told the shareholders Jim replaced five water meters this year. Bert said that his water meter was leaking at his house and Jim and Russ came right down and replace his meter. Jim inspected work done on the Alberta Pace Subdivision. He also removed an energy dissipating box from the water line north of town which was wasting water and also drawing in contaminates. Jim insulated water meters and will be servicing the fire hydrants in town.

**Generator:** Bert Leany Our electric bill has been very expensive to run the pumps at the well. So we have budgeted for a generator in hopes to lower our electric bill.

**Shareholder's question and answer period:**

**Kayla Brown** asked what LDWA's assets are and she was given a current balance sheet showing the current and fixed assets of the company. She asked if the monthly water allotment would remain the same and was told for now it would remain the same. The board was thanked for the good work they have done.. Kayla also asked if LDWA will be charging Eldorado Hills another service fee since they already have paid for their water when they purchased their land. Scott explained that Eldorado Hills has turned over their water to LDWA so we will not be charging another service fee.

Taken from the "Summary of Merger with LDWA Option".

(Note) In the agreement, Eldorado Hill's current owner's will not pay Eldorado's impact fee of (\$2450.00) when a new home is constructed. But new owner's coming in after the merger will be subject to LDWA's fees.

Kayla asked if we plan to raise the water rates again this year. Scott H. said we do not plan on any rates increases, unless it is the overages for the big water users.

**Ray Beal:** Ray asked about the old floater taps that some shareholders bought to help the company when they were having financial problems. He asked how many were left. Scott asked Sandra Browning how many taps were left. Six of the original floating taps are left. Scott told Ray, we feel taps not in use are still part of LDWA and we have expenses that floater taps and regular taps in use both need to pay their share. The original floater taps have doubled in value and have been a good investment to the owners. We have not found a place in the past minutes that exempts the floaters from paying any fee. We will continue to research this issue.

**Environmental Land Technology:** Coy Wiley told the shareholders that ELT was a company that planned to put in a subdivision in Leeds. LDWA worked with them and ELT said they would pay for the engineering and other expenses pertaining to their subdivision. But they did not build the subdivision and LDWA had to pay these costs. Coy asked if LDWA can put a lean on their water that is in our well to compensate for their indebtedness to us.. Scott H. told Coy we have tried but the company has been sold twice and so far we have not been reimbursed. We are still working on the problem.

**Peter Grimshaw** asked what the connecting of the water lines of the two companies (LDWA & Eldorado Hills) would do to the water pressure. He was told the pressure would increase. He also asked how much the chlorinator would cost and he was told that it would cost around ten to fifteen thousand dollars for system and building. We have budgeted for the engineering of the chlorinator in the 2002 budget. A chlorinator may be required by the state in 2005 for all small water systems, If we install our own chlorinator at this time we can regulate the use of the chlorinator as we feel necessary.

A question was asked by a man who plans to build in Eldorado Hills soon.. He asked if there will be changes in the impact fees when we merge. Scott Hayes said that after the merge a lot of things will be worked out, but now, we do not have the answers.

**Sue Sherman** asked why we raised the water rates from \$16.00 to \$20.00 for everyone and did not raise the rates for the big users. We charge the lowest rates in the State and

our fees are getting higher and we need to have more revenue. Scott Hayes said that we plan to raise the rates for big users in the near future.

The question was asked if we are going to do the pressurized water system and if so, have you considered the environmental problems involved. Scott told the shareholders that we have not received word from the engineering grant that we have applied for. So we can not make any plans at the present time. These issues will be discussed in a public meeting when we decide to proceed with the pressurized water system.

**Roy Brewer** said that Monroe, UT, put all the irrigation water in pressurized water lines. The people who use the pressurized irrigation water can sprinkle all day long and still not use all of the water that evaporates from an open ditch. It is foolish not to use a pressurized line.

**Eldon Stirling** said, if we don't get enough snow this winter we may have to go with a pressurize water system.

**Phil Sherman:** Mr. Sherman said that \$20.00 is a very reasonable rate to pay for 40,000 gallons. The point is that 40,000 is a very high minimum and does not in any way contribute to conservation. Mr. Sherman suggested that we not only sir charge the big users more, but also reduce the gallon to a smaller amount. Scott H. told Mr. Sherman that we have tried to reduce the amount of water by putting it to a vote in the last shareholders meeting and it was voted down. Scott H. said that is another reason he is in favor of the pressurized water system for we could reduce the amount of the water used for culinary and it would be used strictly in the home. The irrigation would be used outside.. The State could require that we reduce the amount of water supplied to our shareholders in the near future.

**ELECTION OF THREE BOARD OF DIRECTORS:** The two year term expires for three board members. Russell Peine, Merle Gier, and David Coon.

Six Names were nominated Russell Peine, Merle Gier, Scott Ricci, Ray Beal, Jim Bray, and Penny Weston. It was agreed that Jim Bray's name be omitted for he is on a mission for his church and is not available.

Voters marked their ballots and were collected by Sandra Browning.

The accountants from Eldorado Hills, Phil and Sue Sherman, counted the ballots. Merle Gier and Scott Ricci were elected to the board, but there was a tie between Russell Peine and Penny Weston.

Another ballot was handed out and the shareholders marked their ballots to break the tie. The ballots again were gathered and Sue and Phil Sherman counted the second ballots. Penny Weston became the third board member.

The meeting was adjourned.

The New Board of Directors met in executive session to elect the president and vice president for 2002. Scott Hayes was voted in as president and Bert Leany as the vice president. Then the oath of office was taken by all of the board of directors and the executive meeting was adjourned.

# LEEDS DOMESTIC WATERUSERS

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

President	Scott Hayes	879-2457	David Coon	879-2685
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		

February 21, 2002

Executive Meeting of the Leeds Domestic Water Users Association

Held at the Leeds Town Hall at 7 p.m.

Those in attendance: President Scott Hayes, Merle Gier, Scott Ricci, Penny Weston , and Sandra Browning.

Welcome: Scott Hayes welcomed the new board members to the LDWA Board. Scott Ricci and Penny Weston.

Prayer: Scott Hayes

**Eldorado Hills update:** President Scott Hayes has been waiting for Kent Sandburg of Eldorado Hills to find out from the Division of Water Rights in Cedar City what needs to be accomplished to finish the merger between the two water companies. Scott Ricci told Scott Hayes that he will try to get Kent and see what he found out.

**Terry Prisbrey:** Scott H. told the board that he attended the town meeting for February and Mr. Prisbrey was in attendance. Mr. Prisbrey told the Town councilmen that he had a water tap and Scott H. said that he had not received a water tap as yet for he has not fulfilled requirements for LDWA or the County Health Department . Mr. Prisbrey stated that he had a lawsuit against LDWA. We have not received notice of any action so far.

**Pressurized Water System:** The Town of Leeds, LDWA, and the Irrigation Company have applied for a CDBG Grant that will pay for the preliminary work before we put in the pressurized water system. Some of the things that this grant would pay for would be the engineering the placement of the holding pond, where to put the irrigation water line, and the pump. The system would be a benefit for everyone concerned. We would have more water pressure for fire fighting, LDWA would have more culinary water freed up



for new taps in Leeds, the Town of Leeds would get some revenue from electricity generated by the hydroelectric produced from the water flow, and the Irrigation company would have more water in the line for it would not evaporate. Also they can sell irrigation water to those who do not have irrigation shares for revenue. Scott H. hopes that the pressurized water system will bond the town, LDWA, the fire department, and the irrigation company together.

**Two deposits on water certificates are delinquent or will be shortly.** Mr. Furrows (Syphus), and Belinda Carpenter. The water certificate for Mr. Syphus has expired. And the certificate for Belinda Carpenter will expire in one month. A letter will be sent to both individuals.

**Jim Parnell's salary:** Scott H. explained Jim has not been working the full 40 hours that he has been paid for. Scott H. is in hopes when the two companies merge that Jim will have plenty of work to do. Merle Gier suggested we table this issue until the merge with Eldorado Hills and see what happens in the next few months.

**Delinquent shareholders:** Todd Arnold, Karlyle Ollerton and Craig Mills are delinquent in their monthly bills. Bert Leany and Merle Gier have visited Mr. Mills and he is trying to pay his bill off before he sells his home. Mr. Arnold and Mr. Ollerton need to be visited. A letter of water disconnection will be sent to Mr. Ollerton and Mr. Arnold.

**Update on increase of water rates.** We are now charging \$20.00 per month to our shareholders for their water service. Also overages are the same residential and commercial at \$1.00 per thousand. We have started to charge \$10.00 per month for taps not in use. We are charging \$30.00 in advance per quarter. So far we have had few complaints.

**Water meter readers:** We have been concerned about our meter readers being sub contractors, and Scott Ricci talked with the CPA's Eldorado Hills has been using and they said as long as our meter readers work independently from LDWA, they can be considered subcontractors to read the meters. Scott Hayes told the board he would like to have the meter readers sign a yearly contract. Merle Gier told us to check the by-laws about using a subcontractors. It does say in the by-laws that we can use subcontractors.

**Alene Cuff's Contract on standby fees:** Alene's contract was checked to see if there was any problem in charging her a standby fee on her floater taps and her contract states that she must pay all assessments charged by LDWA. So she was sent billings for her 5 floater taps.

**Standby Taps:** The billings for the standby tap fees are sent out for the first quarter. Alberta Lee Pace was sent ten standby billing for the taps that we do not have an address for and we asked her to send us this information.

**ELT:** Scott Hayes got a call from the new owners of ELT and they want to meet with LDWA's board. They are considering a merge with the Town of Leeds and also join with LDWA if a plan can be worked out. (ELT is a company that owns land down from Silver Reef to Eldorado Hills and want to develop a good sized subdivision). Scott Hayes told the board that we can probably meet with them next month, if the board agrees. Scott Hayes will call their representative and tell him to call Sandra Browning to be put on the agenda.

**Spring me ter:** Scott Hayes explained to the board that we are having problems with the meter at the spring. It is not recording the correct water flow. At times the meter does not work at all. The amount of water recorded at the spring was 66,967,232 gallons for the year 2001 and then down the mountain at the master meter at Silver Reef it read approximately 72,000,000 gallons. The meters in town read around 66,000,000 gallons. Penny Weston asked if the three meters readings should read the same and she was told that Silver Reef's water needed to figure in to the amounts also.

Scott Hayes asked Merle Gier to look into this problem and work with Jim to find a solution to where the water is going or if the problem is the meter, can it be fixed. Merle suggested that the meter be worked on and if that is not the problem, then the board needs to walk the line to see if there are leaks. Scott Hayes asked Merle Gier to ask Jim Parnell how he metered the water that was given to the irrigation system and where did he get his figure for the amount of water used by the irrigation company.

**Water available to buy:** Allen Long called Scott Hayes and asked him if LDWA would like to buy his water. He has 6 1/2 acre feet in the McMullin Spring and he asking \$5,000.00 per acre feet. This would cost around \$32,500.00. Scott H. feels that if we go with the pressurized water system we will not need to buy more water.

**New Meters:** Scott Hayes asked Sandra to check with Russell Peine about the 100 meters we want to buy from Washington City. They only cost \$10.00 a piece and are in good shape. Some have not been used. She said that she would.

**Fluorine:** Merle Gier told the board that our State legislature in Salt Lake is planning to make some laws in regards to the use of Fluorine in the drinking water. He will bring the article to the next board meeting show the board.

**Irrigation System:** The Leeds Water Company used water from our well with the agreement that they would pay half of our electric bill used to pump their water last Fall when the water in the ditch was low. In return we would be able to use all the water flow from the spring in the summer time. Now they have not paid their share of the electric bill. Next year we will not pump water to them if this bill is not paid in full.

**Joanne Dawson** and her husband are planning to build a new home in the Jared Westhoff's mini subdivision on Valley and Center. They told Scott H. that he would get a check for \$5000.00 in a few days. Then the application for a water tap can be filled out and signed by the Dawsons and Scott Hayes.

Merle Gier moved to adjourn the meeting.

# LEEDS DOMESTIC WATERUSERS

95 East Center

P.O. Box 460627

Leeds, Ut. 84746-0627

President	Scott Hayes	879-2457	Penny Weston	879-2170
Vice President	Bert Leany	879-2901	Scott Ricci	879-2150
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

March 27, 2002

## MONTHLY MEETING OF LDWA

At the Town Hall - 7 p.m. Wednesday night.

**Those in attendance:** President Scott Hayes, Vice President Bert Leany, Merle Gier, Scott Ricci, Penny Weston, Jim Parnell and Gloria Parnell (Our liaison with the Town of Leeds,) Norma Gier (Mayor of Leeds), and Sandra Browning.

**Welcome** Scott Hayes;

**Prayer:** Merle Gier

**Minutes:** The minutes of the previous meeting were discussed and Bert Leany moved to approve them with Merle Gier seconding the motion. And all approved.

**Financial Statement:** The financial statements for January and February were discussed and Merle Gier moved to approve them and Bert Leany seconded the motion and all approved. The check registries and financial statements for January and February were reviewed and Bert Leany moved to approve them and Merle Gier seconded the motion and all approved.

**Water Test:** Merle Gier took the March water test to Cedar City and it was good.

**Bad Debt:** Large water bills have been accumulated by Todd Arnold and Carlyle Ollerton, so board members will go to their homes and try to get these bills cleared up. Scott Hayes, Bert Leany, and Jim Parnell will go together.

**Refund:** Mr. Syphus' deposit on a water tap is nearly over due and since he did not know that he had to build within 18 months of the time the deposit was paid so the board decided to refund his deposit. Bert Leany moved to refund the deposit of \$500.00 and Merle Gier seconded the motion and all approved. Sandra Browning will send him a check.

**Leeds Fire Chief:** Scott Hayes turned the time over to Fire Chief Steve Lewis. Steve told the board they had a big truck trailer fire South of Leeds on the freeway a few weeks ago. The fire burned all day and a million gallons of water was used to contain the fire. At one time they ran out of water and had to get Hurricane City to release more water to fight the fire. Since that time the fire department has been looking into buying a large 5 inch diameter hose for fire fighting. The cost of the 500 ft hose is approximately \$9000.00 and can use great amounts of water can put out a fire. The Fire Department Volunteers are going through a training time to be able to use such a big hose.

Since Eldorado Hills is now annexed into the Town of Leeds this hose will be invaluable for fighting fire in that area, where there is a long distance from fire hydrants to the homes. Steve told the board the building of new homes in Eldorado Hills will have to abide by the fire code and this could be quite costly. Steve does not want the Fire Department liable for fires in Eldorado Hills. Scott Hayes told the board that we must be educated incase we have another bad fire. The board members and also the water master must know how to ~~correctly turn off and on the~~ <sup>supply water to the</sup> 5 inch main. This needs to be done slowly so no damage is done. If there is a fire and the fire department tells Jim Parnell that they will need a certain amount of water for 5 hours to fight a fire; the water master needs to be able to figure the amount needed and then provide that amount. This can be done by starting the well or diverting water from other areas. We need to be prepared. Steve Lewis complimented the water board for their many hours of service to the Town of Leeds.

Scott Hayes suggested to the board that we give the fire department a copy of the maps that we had made of our water system by Coy Wiley's son.

**Bert Leany Research:** Bert Leany was assigned to look into a generator for LDWA's well so we would not use so much electricity when we take our water tests. Bert contacted Alvin Rhodes about a generator and Mr. Rhodes suggested that a better way to go was to buy a small pump instead of a generator. A two horse pump would run around \$5000.00 and would be adequate for taking our water tests and run amounts of water as needed. We will continue to research this idea.

We have budgeted for a generator to run the pumps to take the water tests or when we need water when electricity is not available.

Bert said that he has a catalogue from The Northern Company that might give us a good price on a generator.

Bert Leany said he read in the paper that Enterprise, UT, has completely remodeled their water system and also put in three new chlorinators. Bert suggested that the board members take a trip to Enterprise and tour their operation. All of the board members agreed they would like to see Enterprises new system. This could give us some good ideas for our system.

LDWA's CD's: LDWA has two CD's that must be reinvested by the end of the month. It was agreed to put them in the money market account until a better investment can be found.

**Cellular Phone:** The cellular phones we were using (Verizon) were not working well in our area so we took back the new phones and Scott Hayes will look into other companies to see if we can find a phone with better reception.

**Eldorado Hills update:** The water line between Eldorado Hills and LDWA is being connected now by Russell Peine and Jim Parnell.

**Terry Prisbrey:** Mr. Prisbrey's lawyer asked that we send him a copy of our new application for water service and Scott Hayes told Sandra Browning to send it to him.

**Richard Parry:** Would like the water company to reimburse him for part of the water line that he put in for his first home. Over five years has gone by and we do not feel we owe Mr. Parry anything for his water line.

**Mr. Merlin Sullivan:** Mr. Sullivan has protested our billing of the \$10.00 per month for his floater tap and he said he would not pay for it. We found in the Town of Leeds' minutes that a monthly fee was to be charged for the floater taps when they were first introduced. Scott Hayes said he would take a copy of the minutes to him.

**Public Hearing:** There will be public hearing at the Town Hall in regards to the pressurized water system. The first hearing will be held at the end of April. All who want to attend may do so. Those in attendance must sign in and those who want to give their opinions at the hearing will have to sign in and will be given only three minutes to talk.

**Planing Meeting for the pressurized water system.** Before the public hearing Scott Hayes plans to have a special meeting with the Town of Leeds, the Irrigation Company and LDWA on April 3<sup>rd</sup>. at 7 p.m. at the Town Hall to get organized for the public hearing that will be held April 24 at the Town Hall at 7 p.m.

Scott explained that anyone in town could use the irrigation water in their yards for a small monthly fee. The pressurized water system would also free up water needed for fighting fires and there will be more water for new homes in Leeds.

A notice will be posted in the post office 14 days before the hearing to notify anyone who wants to attend.

**A Logo for LDWA:** Scott Hayes proposed that we design a logo for LDWA. Our letter heads would look much better. Coy Wiley's son created quite a nice one for LDWA and we could use it.

**Jim Parnell:** Jim told the board that the line connection between Eldorado Hills and LDWA is nearly finish.. Scott Hayes stated that the water connection between Cherry Lane and Babylon has been budgeted for this year and can be put in also at this time.

**Grant:** A grant has been approved by the State for the preliminary engineering to be done for the proposed pressurized water system for the Town of Leeds.

Bert Leany moved to adjourn the meeting.

*Sandra*

# LEEDS DOMESTIC WATERUSERS

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

President	Scott Hayes	879-2457	Penny Weston	879-2170
Vice President	Bert Leany	879-2901	Scott Ricci	879-2150
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

April 23, 2002

Monthly meeting of Leeds Domestic Waterusers' Association

Place: Town Hall

Time: 7 p.m.

**Those in attendance:** President Scott Hayes, Vice President Bert Leany, Merle Gier, Scott Ricci, Jim Parnell, Gloria Parnell (Town's Liaison with LDWA), Mayor Norma Gier, & Sandra Browning.

**Welcome:** President Scott Hayes

**Prayer:** Sandra Browning

**Minutes:** The minutes of the meeting held March 27 2002 were discussed and one correction was made. Bert Leany moved to approve the minutes and Merle Gier seconded the motion and all board members present approved.

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

**Water tests:** Merle Gier told the board the water tests were taken today and would be taken up to Cedar City for testing at Southern Utah University. Also the results of special tests that were taken two weeks ago were received today. Copies will be sent to the Division of Drinking Water in Salt Lake by Sandra Browning.

Scott Ricci was asked to help with the water tests so we will know when they are due and how to proceed. He has the knowledge from doing the testing in Eldorado Hills. This will be a great help to Merle Gier.

**Bad Debt:** The shareholder's with bad debts have been contacted and several have cleared up their bill and others are working on it. The Taylor duplex is paid up to April 1<sup>st</sup>.



**Water Overage:** Janet Ludlow contacted Scott H. and asked if the overage she got last month on her water bill could be reduced for all the times that she did not use much water. The water was left on for several days in one of her buildings. The board discussed this problem and decided that she should pay for the overage. Sandra will contact her with the board's decision.

**New cellular phones (Sprint)** Scott Hayes contacted the Sprint Company and they seem to have good coverage in Leeds and a reasonable program. So Scott H. purchased two new phones, one for Scott H. and Jim P. The phones have 500 minutes between the two phones during the week and 4,000 minutes on the weekends.

**Water Master's accomplishments:**

Scott H. plans to check with Jim Parnell on a weekly basis to learn of the jobs being worked on. Also Jim P. will report on his accomplishments to the board at the monthly meeting. Bert Leany suggested that Jim put his accomplishments down in writing. Scott H. said that we may do that later, but Scott H. still wants a verbal check in so when people call Scott H. he will know what is happening. It was also stated that Jim does log in his hours and jobs completed.

Jim has been working on a double air vac up toward Oakgrove Spring. He extended a pipe line into the air and it has helped some to stop the water flowing over. Bert Leany asked if he replaced the air vac and Jim said that he had not. Jim said that if the pipe line does not work properly, then he will have to replace the air vac. Bert told Jim to call him and he would be glad to go up to the air vac with him.

Merle Gier asked Jim Parnell where he put the 100 meters that we purchased from Washington City and if they were locked up. Jim put the meters in the LDWA locked trailer.

**File On The Spring:** The board discussed earlier about filing on the spring, but a motion was never made so Bert Leany moved to file on the Oakgrove Spring for 100% ownership and after some discussion Merle Gier seconded the motion and all approved. We plan to get the papers and make a filing as soon as possible.

**Certificate Deposit Refunds:** Both Mike Syphus and Melinda Carpenter were sent refunds for their water taps that were nearly expired.

**April 24<sup>th</sup>,** tomorrow night will be the special forum for the Pressurized water system. Scott H. asked all the board member present to call their neighbors and friends to attend and make their desires made known.

**Grant for the pressurized water system:** A grant has been approved for the preliminary work that needs to be done before we can put in a pressurized water system. Elaine Murphy has done the work and so far she is asking for \$700.00. Merle Gier suggested that we pay half of Elaine's bill and the Irrigation Company pay the other half to show their good faith in the project. There will be a \$6,000.00 amount <sup>due</sup> at the end of the project. This should also be split with the Irrigation System.

**Update on Merger:** The merger with Eldorado Hills is coming along fine. The water lines are connected and the paper work <sup>was</sup> sent in to the State of Utah. We are now waiting for State approval.

**Merlin Sullivan:** Scott Hayes told the board that he will go to Merlin's and show the minutes when it was decided to sell floater taps to the shareholders to help the ailing LDWA to acquire water and land they purchased from Vere McMullin.

**Mr. Richard Parry:** A letter will be sent to Richard Parry stating that we will not pay any money for his water line because the 5 year limit has expired.

**Terry Prisbrey:** Sandra Browning was asked to send the new application for water service to Mr. Prisbrey's lawyer and she did.

**Water Conservation:** Scott H. told the board he talked with one of LDWA's previous board members and asked how they handled drought conditions. Scott H. was told that the town was split in half and each side was allowed to water every other day. Scott H. stated that he did not want to ration water and if the shareholders will conserve, we may not have to. Merle Gier suggested that we put a poster in the Leeds Post Office asking the shareholders to conserve. Also we plan to put a letter from the Governor of Utah in the billing asking us all to conserve on water. Each billing sent out will contain tips as to how to conserve on water for the summer. Watering at night will be a big help to conserve on water. If the Town's people will not cooperate then we can use a Town Ordinance. Scott Ricci asked if we can adopt a town ordinance and Scott H. said no, but the Town of Leeds can adopt an ordinance and we as LDWA can enforce it. For now we will get permission to put a poster in the Post Office from Rosa and ask Jeffrey Johnson to make our poster. Sandra will get poster paper for the poster.

**CD's maturing:** We have another CD that will mature before the end of the month and it was suggested that we look into the Sun <sup>First</sup> Capitol Bank that is giving 4.05 on CD's for only 18 months. Sandra will check on them. Also Wells Fargo has some new CD's interest rates that might be good.

**Road to the well:** Merle Gier suggested to the board that they repair the road to the well. He thought we could smooth it out. It was suggested that a better way to fix the road was to put gravel on the road to fill in the rough spots. Four loads of gravel was figured to do the job and should cost around \$120.00 a load. Jim Parnell was asked to get prices for the gravel and find a backhoe to pack it down. Bert said that we may need to get permission from the BLM.

**Leaks at the Cemetery:** Merle Gier asked Gloria Parnell, who was over the cemetery on the town council. Gloria told Merle that Darrell Nelson was over that project. Merle felt that LDWA should repair the lines and valves at the cemetery. We could offer to pay half of the cost of the project and he felt that it should be done in the next 90 days. Merle will check with the town and see if we can work together.

**Utah Power & Light:** Scott Hayes asked Sandra to check with Utah Power and see if there are any programs that would help reduce our electric bill. Don Goddard told Scott H. that he talked with a UT Power employee and Don reduced his costs by quite a bit. The rate program #6 is 14.74 per kilowatt. The name of the girl to contact was Geneal Wingelaar in American Fork. Her phone number is 801-756-1245 or we can call the office at 888-221-7070 toll free. Sandra Browning said that she would call and see if we can get a better rate for the water company.

Bert Leany moved to adjourn.

SAT @ 4:00 PM  
IRRIGATION RECORD

# LEEDS DOMESTIC WATERUSERS

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

President	Scott Hayes	879-2457	Penny Weston	879-2170
Vice President	Bert Leany	879-2901	Scott Ricci	879-2150
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

May 30, 2002

Leeds Domestic Waterusers' Monthly meeting Agenda  
Thursday at 7 p.m. at the Leeds Town Hall  
Those in attendance:

Welcome: President Scott Hayes

Prayer: To be announced

Minutes:

Financial Statement and Check Registry:

Merle Gier: Water testing

*Certificate for water service*

Bad Debt:

*Pat Sheneman*  
Refund for floater tap (Nina Keester)

Raise in wages for Water master and report of work done during the month.

*11.60 HR, 32/MILE TABLE UNTIL EX MEETING*

Increase of water overage rates in conjunction with water shortage and conservation.

Limit water gallons for the summer months. Poster to conserve water for Post Office.

*23.54 MONTH  
30K/M \$20  
\$2 1/100 FOR  
OVERAGE TO  
50K THEN  
3/1000 GA*

Pump well for Irrigation Company:

Merger with Eldorado finalized. Water for Eldorado Hills.

Fire Hydrant moved for Ron Fowls:

*7/20 6:00 AM WALK THROUGH  
EL DORADO HILLS*

Meeting to be adjourned.

*Cell Phone  
Sprink 6762/MW  
OR RIGHT 49 LEEDS  
117 SILVER ROCK*

*7/1/02  
SABBA \$750/M  
JIM \$13/AC*

# LEEDS DOMESTIC WATERUSERS

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

President	Scott Hayes	879-2457	Penny Weston	879-2170
Vice President	Bert Leany	879-2901	Scott Ricci	879-2150
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

May 30, 2002

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

**Those in Attendance:** President Scott Hayes, Vice President Bert Leany, Merle Gier, Scott Ricci, Jim and Gloria Parnell, and Sandra Browning.

**Welcome:** Scott Hayes

**Prayer:** Scott Hayes

**Minutes:** The minutes were discussed and Bert Leany moved to approve the minutes and Scott Ricci seconded the motion and all approved.

**Financial Statement:** The financial statement and check registry were gone over and Bert Leany moved to approve the financial statement and check registry. Merle Gier seconded the motion and all approved.

**Bad Debt:** Bad debts were discussed and it was decided that Pat Sheneman would not have to pay his share of the fire hydrant meter. The lot that Pat Sheneman sold to R&R and the business that he sold to Quality Homes were the reasons that the fire department required LDWA to put in a fire hydrant in the area. And at the time Pat Sheneman agreed to pay his share. Now he says that because the hydrant can not be used for his property on the Roundy Mountain Hill he does not feel he should pay on this hydrant. Since we do not have a written agreement to prove his intent, we have no choice, but to drop the matter.

**Water Testing:** Merle Gier: The water tests for May have been taken and are okay.

**Refund:** Nina Keester sold LDWA her mother's floater tap for \$5000.00. Mrs. Washburn died and the tap was not needed anymore.

**Raise in Wages for the Water Master:** Jim Parnell asked the board for a raise in wages for he has more responsibility now with El Dorado Hills in our system. He suggested that his wages be increased by the percentage his work load has increased. The board will meet and discuss this matter and get with Jim later.

**Report on work done.** Jim told the board that he cleaned around the spring and walked the line several time in the past. He also replaced bad tops on some of the air vents. Jim did some water testing (investigative) and took the tests to Cedar City to make sure that our water did not have bacteria in it.

**Repair road to the well:** Jim Parnell was asked to get bids for rock base and a backhoe to spread the rock out on the road to our well. Jim told the board that the rock for this project would be around \$609.00 for the rock base and \$200.00 for the backhoe to smooth out the rock.

**Generator:** Bert Leany told the board that he had a catalog that sold good quality generators. He will see if he can find a generator that can be used to run our well pump if the electricity goes off.

**Water Conservancy:** The increase of water overages has caused much concern. We have been using the well pump for several weeks now to keep our water tanks full. The draw down on the well goes down four feet of drawn down and then recovers back up to the regular level. This is very good so far.

Scott Hayes told the board the shareholders are not conserving as we had hoped and so we must do something to make sure that we will have water for the rest of this summer. We also have to run the pump to the well to keep our tanks full and so our electric bill will be higher each month this summer.

The board discussed ideas to conserve water. It was suggested that we lower the amount of water from 40,000 gallons per month to 23,500 gallons per month. It was also suggested that LDWA increase the water overage rates in conjunction with water shortages. We may have to limit water use for the summer months. Bert Leany suggested that we limit the amount of water per month to 30,000 gallons for home use. The board agreed that this was a fair solution. It was also suggested that we raise the overage charge over the 30,000 gallons from \$1.00 per thousand to \$2.00 per thousand and any overage over 60,000 gallons should be charged \$3.00 per thousand. The board agreed and it was suggested that we put it in the form of a motion and vote in it.

**MOTION:** Bert Leany made a motion to limit water to 30,000 gallons per month instead of 40,000 gallons of water per month. The cost of 30,000 gallons of water per month will remain at \$20.00.

Overage over 30,000 to 60,000 gallons per month will cost \$2.00 per thousand instead of \$1.00 per thousand. Any amount over 60,000 gallons will cost \$3.00 per thousand. These amounts will remain in effect until the water shortage is alleviated. The commercial water will remain at 20,000 gallons for \$20.00 per month and the overage over 20,000 to 60,000 gallons will cost \$2.00 per thousand and over 60,000 gallons will cost \$3.00 per thousand. Scott Ricci seconded the motion and all approved.

The board suggested that we put a poster in The Leeds Post Office to encourage the shareholders to conserve. Merle Gier suggested that we ask Jeffrey Johnson to do the poster and pay him for his time. Sandra Browning said that she would ask Rosa if we could put a poster in the post office and also ask Jeffrey to do the poster. She will also get him some poster paper.

**Letter to the shareholders:** Scott Hayes told the board that we need to inform our shareholders of the water cost increase. Sandra Browning was asked to put together a letter and get it sent to the shareholders so they will know of the increase.

**New Water Certificate:** Our legal council Jensen and Jenkins sent us a finalized copy of our new water certificate and the board approved it.

**The merger with Eldorado Hills** has been finalized and their tank will be turned off and LDWA's water will be turned into their lines next week. LDWA's spring water is better tasting and has less minerals in it so Eldorado Hills will be pleased with spring water.

**Ron Fowlks hydrant:** Ron Fowlks hydrant has been moved so they will have more room in his driveway.

**Fred Friese:** Fred Friese attended our monthly meeting and asked that he could have the amount of gallons of water he uses monthly on his water statement. Fred pays in advance and does not always receive a bill when he has a credit.

**The Leeds Water Company:** The Leeds Irrigation company wants LDWA to pump water from our well to provide water for their company. Scott Hayes told the board that unless the Irrigation company pays LDWA for the electricity that was used last fall to pump them water that we would not give them anymore. The irrigation company wants to meet with LDWA to see if we can work this out. The meeting will be Saturday, June 1<sup>st</sup> at the town hall. Scott H. asked all board members to attend if at all possible.

Bert Leany moved to adjourn the meeting.

Special meeting of the LDWA to tour Eldorado Hills Water System  
Saturday, July 20<sup>th</sup> at 6:30 a.m. Board met at Sandra Browning's home.

Those in attendance: Scott Hayes, Bert Leany, Scott Ricci, Jim Parnell, Sandra Browning, and Jerry Browning.

Scott Ricci took us in his car and showed us the share holders' s homes and where the water meters were located. Then we toured the well pump house and the well on the hill. A special thanks to Scott Ricci for the tour!!!!!!

After the tour we met at the Browning Home to talk to the board, that was present, about Terry Prsbrey who will be on the agenda for our monthly meeting on July 25<sup>th</sup>. We also set up a executive meeting for July 23<sup>rd</sup> at Sandra Browning's home to talk over some business before Thursdays meeting.

The meeting was adjourned.



# LEEDS DOMESTIC WATERUSERS

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

President	Scott Hayes	879-2457	Penny Weston	879-2170
Vice President	Bert Leany	879-2901	Scott Ricci	879-2150
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

June 1, 2002

Special Meeting with The Leeds Irrigation Company  
Saturday at the Leeds Town Hall at 4 p.m.

Those in attendance: President Scott Hayes, Vice President Bert Leany, Merle Gier, Scott Ricci, and Sandra Browning. Carlyle Stirling and David Stirling represented the Leeds Water Company.

The reason the meeting was held was to work out with the Irrigation company the distribution of the spring water fairly. Carlyle Stirling felt that LDWA was using too much water and the irrigation company was not getting their share. He wants LDWA to let more water go down the water ditch. David Stirling said that the irrigation company let LDWA use the water in the spring and so now we should run the well pump and provide water for the irrigation company.

Bert Leany suggested that we need to go up to meet with Kerry Carpenter and find out if it is legal for the LDWA to provide water to the irrigation company from the well and down the ditch. Also it was stated by LDWA that unless The Leeds Water Company pay their share of the electric bill from last fall that we should not provide any more water for them. And if water is provided from the well, the irrigation company will have to pay the electric bill.

Scott Hayes told those in the meeting that if the water level goes down too far, we will have to stop delivery of water to the irrigation company.

Carlyle told LDWA that they should go up to Cedar City and find out if it is legal to pump the well and deliver it to the irrigation company through the ditch. Bert Leany said that unless a member of the Irrigation Company goes up to Cedar City with a member of the LDWA that LDWA would not make the effort to go. Carlyle Stirling said that he would go with Bert up to Cedar City. Bert consented to take Carlyle to Cedar City to meet with Kerry Carpenter.

The meeting was adjourned until Kerry Carpenter could be consulted.

JUNE 1

MAP

UTAH DIVISION OF WATER RIGHTS  
 NWPLAT POINT OF DIVERSION LOCATION PROGRAM  
**LEEDS WATER CO**

WATER RIGHT	QUANTITY AND/OR	SOURCE DESCRIPTION or WELL INFO	POINT OF DIVERSION DESCRIPTION					UNAPPORTIONED												
			CFS	AC-FT	DIAMETER	DEPTH	YEAR LOG	NORTH	EAST	CNR SEC	TWN	RNG B&M	N	P	R	R	W	P	D	
0 81 3758	.2174 OR	70.50 Quail Creek					S	811	W	291	E4 36	40S	14W	SL		X	X			
WATER USE(S): IRRIGATION Beal, D. Glen & Wilma			200 Silver Reef Rd.			PRIORITY DATE: 00/00/1880					Leeds					UT 84746				
0 81 1123	<i>77.379pm</i> .1727 OR	57.00 Quail Creek					S	811	W	291	E4 36	40S	14W	SL		X	X			
WATER USE(S): IRRIGATION Leany, Bert S. and Patsy			<i>8.87Ac</i> 33 West 600 South			PRIORITY DATE: 00/00/1900					St. George					UT 84770				
0 81 3299	4:1000	.00 Quail Creek					S	811	W	291	E4 36	40S	14W	SL		X	X			
WATER USE(S): IRRIGATION State of Utah Board of Water Resources Leeds Water Company			<i>2968.26</i> 1594 West North Temple, Ste 310			PRIORITY DATE: 00/00/1880					Salt Lake City					UT 84114-6201 UT				
0 81 1157	.1646 OR	54.12 Quail Creek					S	811	W	291	E4 36	40S	14W	SL		X	X			
WATER USE(S): IRRIGATION MINING 5-M Incorporated			100 So. 155 W. #83			PRIORITY DATE: 00/00/1880					Hurricane					UT 84737				
0 81 3759	.0700 OR	24.00 Quail Creek					S	811	W	291	E4 36	40S	14W	SL		X	X			
WATER USE(S): IRRIGATION Savage, Ellen J. Savage, Susan Jones, Amy Lu S.			P. O. Box 546 P. O. Box 546 3192 W. 10400 S.			PRIORITY DATE: 00/00/1880					Leeds Leeds Riverton					UT 84746 UT 84746 UT 84065				
0 81 3760	.0090 OR	3.00 Quail Creek					S	811	W	291	E4 36	40S	14W	SL		X	X			
WATER USE(S): IRRIGATION Schweer, William W. & June M.			540 Silver Reef Rd.			PRIORITY DATE: 00/00/1880					Leeds					UT 84746				
0 81 3764	.6900	.00 Quail Creek					S	811	W	291	E4 36	40S	14W	SL		X	X			
WATER USE(S): IRRIGATION State of Utah Board of Water Resources Leeds Water Company			<i>499.54</i> 1594 West North Temple, Ste 310			PRIORITY DATE: 00/00/1900					Salt Lake City					UT 84114-6201 UT				
0 81 4034	.0090 OR	3.00 Quail Creek					S	811	W	291	E4 36	40S	14W	SL		X	X			
WATER USE(S): IRRIGATION MINING Crocker Ventures LTD.			3764 Thousand Oaks Circle			PRIORITY DATE: 00/00/1880					Salt Lake City					UT 85124				

# LEEDS DOMESTIC WATERUSERS

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

President	Scott Hayes	879-2457	Penny Weston	879-2170
Vice President	Bert Leany	879-2901	Scott Ricci	879-2150
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

July 2, 2002

Those present: Scott Hayes, Bert Leany, Scott Ricci, and Merle Gier

Welcome: President Scott Hayes

Special Executive Meeting of LDWA's Board Members  
At 7 p.m.

**Wages:** The board discussed raising Jim Parnell and Sandra Browning's wages because of the increase of work with the merging of Eldorado Hills. It was decided that Jim Parnell wages will be raised from \$11.60 to \$13.00 per hours and Sandra Browning wages will be increased from \$675.00 to 750.00 a month. The raise will go into effect as of July 1, 2002.

**Generator:** Bert Leany has a catalog of generators and he said LDWA can get a good one for around \$750.00 that can be used for emergency purposes if the electricity goes off.

**Eldorado Hills:** Scott Ricci told the board that the transition in changing the water from their well to LDWA's spring water was accomplished without a problem. Scott Ricci will read the meters in Eldorado Hills this month and then will get with the Leeds meter readers and walk them through Eldorado Hills meters and they can read the meters for July.

Scott Ricci graciously agreed to take the board members on a tour of Eldorado Hills pump house, the well, and the individual meters. The tour is planned for Saturday, July 20<sup>th</sup> at 6:30 a.m.

**The State of Utah** did a Sanitary Survey on LDWA's water system and we received positive results. Jim can be congratulated for the good job that he does for us.

**WELL:** Jim did a draw down on the well and the recovery rate was excellent. There seems to be a problem with one of the well pumps is not running. We need to correct this

problem so we will have a backup for pumping. We have been pumping from the well every third day or so to keep our tanks full.

There is still some peanut oil in the shaft to our well. Scott would like to eliminate the peanut oil if we can. Contact Jerry Browning of RWAU to see if he has any ideas how this can be done.

**LDWA** is purchasing around 57 acre feet of B water from Bert Leany. He will receive \$4000.00. We need to get a check to him.

**Poster on Water Conservation:** Merle Gier consented to make a poster on water conservation and put it up in the Post Office to remind shareholders to conserve.

**The need to secure our Air vacs, splitter box, and pressure reducing stations** were discussed and Scott asked board members to think of ways this can be accomplished.

**Horse Watering Troughs:** In the Town of Leeds there are some water troughs that have hoses in them and can cause some cross connection problems. Scott asked Bert to check this problem out.

Bert moved to adjourn .

# LEEDS DOMESTIC WATERUSERS

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

President	Scott Hayes	879-2457	Penny Weston	879-2170
Vice President	Bert Leany	879-2901	Scott Ricci	879-2150
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

July 23, 2002

LDWA's Special Executive Meeting  
At Sandra Browning Home at 7 p.m.

The reason for the special meeting is to prepare for LDWA's Monthly meeting which will be held July 25, 2002 at the Leeds Town Hall.

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

Welcome: Scott Hayes:

The monthly agenda was gone over by the board, bad debt and Dallon Gardner's development deleted from the agenda. They will be discussed later.

Terry Prisbrey asked to be put on the agenda for July 25<sup>th</sup> and Scott Hayes wanted the new board members Scott Ricci and Penny Weston to be acquainted with Mr. Prisbrey's project.

Scott Hayes asked Sandra Browning to call the County Health Department and talk with Jason to see if Mr. Prisbrey has a septic permit and also if he turned in a perk test that passed with the Washington County Health. Sandra Browning said that she would contact Jason on Friday.

We will also have a new application for water service for Mr. Prisbrey.

The board talked about a problem we have with one of the pumps to our well not working. Scott H. told the board that we must get the pump working as soon as possible so we will have a second source if the other pump fails. Bert Leany will contact Rhodes Pumps, the people that put in our new pumps about a year ago. And see if they can solve this problem.

Jim Parnell has been checking several water meters to be sure they were working correctly and one of our customers felt that Jim thought he was stealing water and

confronted Jim. President Scott and Bert both talked with the shareholder and tried to straighten things out. We will continue to work on this problem.

Bert Leany moved to adjourn.

Meeting Aug. 29<sup>th</sup>  
27<sup>th</sup>

2:00  
4:30  
9/2000

# LEEDS DOMESTIC WATERUSERS

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

President	Scott Hayes	879-2457	Penny Weston	879-2170
Vice President	Bert Leany	879-2901	Scott Ricci	879-2150
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

July 25<sup>th</sup>, 2002

LDWA's for the July 25<sup>th</sup> monthly meeting  
At the Town Hall at 7 p.m.

Those in attendance:

Welcome:

Prayer: *BERT*

Minutes:

Financial Statement and Check registry:

Water Testing: Merle Gier – LDWA thanks Merle for making the poster on water conservation and placing it in the Leeds Post Office.

*PRE TODAY  
RESULTS FROM  
THEN TO CERTAIN*

Terry Prsbrey: *GIVE APPLICATION TO TERRY*

Ron Fowlks hydrant meter: *RUSS/ROH LABOR  
LDWA PARTS*

Russell Peine : Water billing for his mother in law. *1 WT 1 SHARE ONE PRICE 20/20000*

The Leeds Water Company: Paid for the electricity used last fall. *PAID*

Security for splitter box and air vacs.

*MEETING IRR. AUG 13<sup>th</sup> CROYHALL 7:00 PM*

Special meeting of the LDWA to tour Eldorado Hills Water System  
Saturday, July 20<sup>th</sup> at 6:30 a.m. Board met at Sandra Browning's home.

Those in attendance: Scott Hayes, Bert Leany, Scott Ricci, Jim Parnell, Sandra Browning, and Jerry Browning.

Scott Ricci took us in his car and showed us the share holders' homes and where the water meters were located. Then we toured the well pump house and the well on the hill. A special thanks to Scott Ricci for the tour!!!!!!

After the tour we met at the Browning Home to talk to the board, that was present, about Terry Prisbrey who will be on the agenda for our monthly meeting on July 25<sup>th</sup>. We also set up a executive meeting for July 23<sup>rd</sup> at Sandra Browning's home to talk over some business before Thursdays meeting.

The meeting was adjourned.



# LEEDS DOMESTIC WATERUSERS

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

President	Scott Hayes	879-2457	Penny Weston	879-2170
Vice President	Bert Leany	879-2901	Scott Ricci	879-2150
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

July 25, 2002

LDWA's Monthly Meeting  
The Leeds Town Hall at 7 p.m.

**Those in attendance:** President Scott Hayes, Vice President Bert Leany, Merle Gier, Scott Ricci, Penny Weston, Jim and Gloria Parnell, Sandra Browning, Alene Cuff's Son, Jan Madison, and Terry Prisbrey and son.

**Welcome:** President Scott Hayes

Prayer: Bert Leany

**Minutes:** The May 30<sup>th</sup> minutes were discussed and no corrections made. Bert Leany moved to accept the minutes as written and Merle Gier seconded the motion and all approved. LDWA did not have a monthly meeting in June so there were no minutes.

**Financial Statement:** The May 30<sup>th</sup> financial statement and check registry were discussed and questions asked. Penny Weston moved to approve the financial statement and check registry with Bert Leany seconding the motion and all approved. Also the financial statement and check registry for June were discussed. Merle Gier moved to approve and Scott Ricci seconded the motion and all approved.

**Water Tests:** Merle Gier told board members the preliminary water tests have been taken at Quail Creek Water Plant and we will get the results Friday. If the tests are good then we will take the regular tests Sunday. Merle explained to the board that he would not be going to Cedar City to work any more and asked if it would be okay if we used the St. George Water Plant to test the water. Penny Weston offered to take the tests up to Cedar City to Southern Utah University, as she goes to her business in New Harmony every week day. However, someone would have to show her where to go and where to take the water tests. Jim Parnell volunteered to travel up to Cedar and show Penny where to leave the tests and how to get there. Merle told the board he will continue to do the water testing and will take the test bottles to Penny's home Sunday so she can deliver them up to Cedar City Monday morning. Penny was in agreement with this.

**Terry Prisbrey:** Terry told the water board that he would like to get a water tap. Scott Hayes told Terry he has never met with the board or signed a water certificate with LDWA so Terry should take an application for water service home and fill it out and have it back to LDWA two weeks before we have our next meeting. Terry asked if he then could have a water tap and was told that he could if he would abide by LDWA's requirements on the back of the application form and fill in the information required. Terry will fill in the certificate and try to return it to LDWA, two weeks before our next meeting.

**Move Fire hydrant:** A few months ago Ron Fowlks asked LDWA to move a fire hydrant by his home. Russ Peine gave him an estimate for labor of \$660.00 to move the hydrant.

Scott Hayes mentioned to Ron that LDWA could put in a pressure relief valve at the same time and could shoulder some of the cost. We did not put in any valves and when the hydrant was moved some parts had to be replaced which cost \$398.36. So the cost of moving the hydrant was \$1058.36. Ron Fowlks wrote a note in his water bill explaining that he did not feel he should pay the complete cost of moving the hydrant.

After the LDWA Board Members discussed the matter they felt it would be fair for Ron to pay all of the labor cost, but LDWA should pay for the replacement parts. Bert Leany told the board we are responsible for our line and hydrant maintenance. And all board members agreed with this arrangement.

Scott Hayes told the board that all agreements we make with our shareholders must be put in writing and if necessary the shareholder should be put on the agenda and come to our monthly meeting to discuss any proposals with the LDWA.

**Proposal:** Bert Leany made a motion that Ron Fowlks be responsible to pay the \$660.00 to move the fire hydrant by his home. It will be LDWA's responsibility to pay for the parts replaced in moving the fire hydrant. Scott Ricci seconded the motion and all approved.

**Russell Peine's water billing for his mother in law:** Russ Peine moved a trailer house on his property for his mother in law and hooked into his water. At that time we agreed to allow Russ to pay an extra tap fee monthly for the trailer so he would not have to buy an extra tap at \$5000.00.

Scott Hayes said that here is a mother in law clause in the Leeds Planning Commission's by-laws that allows an apartment or trailer for a mother in law on a shareholder's property.

Mrs. Connie Peine called and asked about the two fees when they started to have overages. Sandra told Connie that she would ask Scott H. about the arrangement. At the

time LDWA board members felt that we would be saving the Peines from having to purchase another water certificate for \$5000.00. Scott H. asked Sandra Browning to put this issue on the agenda for the board members to review. The board members discussed the issue and Merle Gier suggested that we charge one \$20.00 fee and then the overages as they come. He did not feel it was fair to charge the two fees. All of the board agreed with Merle.

**MOTION:** Penny Weston made a motion that we only charge the Peine's for one water fee and any overage that is incurred and Scott Ricci seconded the motion and all approved.

Sandra will get back with Connie and tell her that as of the next billing they would pay the one fee and any overages.

**Leeds Irrigation:** Scott Hayes told the board that the Irrigation company paid their share of the electricity bill from last year. We need to pay last years assessment that we owe to the irrigation company.

Scott Hayes told the board that they need to meet with the irrigation company to let them know how much water they have used and also their part of the electric bill. Then the irrigation company can decide if they want us to continue to pump them water or not. Scott H. will contact the Irrigation Company and set up a date to meet. The date was set for Tuesday, 13<sup>th</sup> of August at 7 p.m. at the Town Hall. We will have to check to see if the building is available after the meeting day is approved. Scott would like all board members to be in attendance if possible. Also he would like to have the figures from Jim Parnell as to how much water they have used and also the cost of the electricity by Sandra Browning. Sandra will call Joy Stevens, the Town Secretary, as to the availability of the building.

**Pressure Regulator:** We have been having problems with too much pressure in our water lines. The pressure regulator up by Glenn Beal's place is giving us problems and Scott Hayes said that Dale Barnes has been working with pressure regulator and we need to use him to help us with our problem. Some of the lines are breaking because there is too much pressure.

**Jim Parnell's monthly report:** Jim put in a 3/4 inch meter in one of the new larger homes in El Dorado Hills at Wallace and Karen Marion's new home.

Our spring has recovered some water flow and that is a great thing. The well is pumping water and the recovery rate has been very good. Also the air vac's are working as they should and are not losing any water. Scott told Jim to check the church's meter and replace it if necessary.

**Members of the Town Council** were present and were given the floor to discuss some business that pertained to LDWA and the Town of Leeds.

**Gloria Parnell** who is our liaison with the Town asked if we would like to have the Christmas party at Molly's Restaurant in Town and the LDWA board members thought it would be nice to keep our business in town. It was suggested that we have a choice for the main course.

**Jan Madison** is also a council member and complained that the Town could not have used the amount of gallons that the water billed showed. Jim Parnell will check the meter and see if it is working correctly. There was vandalism done to the drinking fountain and when Jan went to the town hall the water fountain was running. This could have been their large overage. It was suggested that the fountain be turned off because of the vandalism. Scott Hayes told the Town that LDWA will help with some of water costs if the town will ~~eliminate the fountain~~ or find some way to stop the vandalism. Jim will see how much water is being used. The town also needs to put an pressure reducing valve in the line to the bathrooms at the town park.

Gloria Parnell mentioned that the Town will be celebrating their 100<sup>th</sup>. Birthday in September and a party is planned.

**The board members want to visit the Enterprise Water System** next week and Sandra Browning will find the article that was in the paper about their improvements. Then the board will call and make an appointment to go to Enterprise for a tour.

Bert Leany moved to adjourn.

# LEEDS DOMESTIC WATERUSERS

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

President	Scott Hayes	879-2457	Penny Weston	879-2170
Vice President	Bert Leany	879-2901	Scott Ricci	879-2150
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

August 13<sup>th</sup>. 2002

Special Executive meeting with The Leeds Irrigation Company  
Tuesday, at the Town hall.

Those in attendance: Scott Hayes, Scott Ricci, Merle Gier, Penny Weston, and Sandra Browning. Representing the Irrigation Company was Ned Sullivan and Don Goddard.

Welcome: Scott Hayes

The Irrigation Company told LDWA that they are working on the pressurized water system. By the first of November they will be starting the engineering for the project. The irrigation company told LDWA that they can not tell if we are pumping water to their ditch. They were told that we are using one pump and it pumps around 210 gallons per minute. We have not used the two pumps together because we are having problems with the pumps when they are both used. If we were pumping the two pumps the irrigation company would receive a maximum of 400 gallons per minute.

LDWA presented to the Irrigation company the amount of kilowatts they have used and an error way found in the figures. So LDWA will have to get back with them as soon as we can find the problem. Also the Irrigation Company did not want us to continue to pump water to them for the cost of the electricity was to high. Ned Sullivan told us to stop pumping now. And the irrigation people left the meeting.

Jim Parnell told the board that the spring is flowing 97 gallons per minute now.

**Merle Gier** told the board that we need to fix the road bed to the Well. It is very rough and hard to drive a truck on the road. The other board members agreed to get the road fixed.

**Enterprise** has a chlorinator system that uses salt and water plus electricity to produce chlorine. They have two chlorinator system and they are all computerized.

**Scott Hayes** was told by David Clements that there are several companies are planning to put in developments in the Leeds area. One of the companies is called EMC.

**Utah Power:** Since we found that the kilowatt reading were not accurate, Scott H. asked Sandra to call Utah Power and Light and have them replace the meter and she said that she would. Scott H. said that he wants the meter changed even if we have to pay for the new meter.

**The Town of Leeds:** The Town of Leeds has complained about their large water bill. They put in a new lawn last fall and are trying to keep it green. They do not believe that they have used to much water, but Jim Parnell check it out and they are over watering and they are in fact using to much water.

The board was asked when they could meet for our monthly meeting and it was decided to meet on Tuesday, August the 27<sup>th</sup>, 2002,  
The meeting was adjourned.

# LEEDS DOMESTIC WATERUSERS

95 East Center

P.O. Box 460627

Leeds, Ut. 84746-0627

President	Scott Hayes	879-2457	Penny Weston	879-2170
Vice President	Bert Leany	879-2901	Scott Ricci	879-2150
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

August 21<sup>st</sup>. 2002

Kayla Brown with Silver Reef Special Services asked to meet with LDWA. The meeting was held at 6:30 p.m. at the Leeds Town Hall.

**Those in attendance were:** President Scott Hayes, Vice President Bert Leany, Merle Gier, Scott Ricci, Penny Weston, Jim Parnell, Sandra Browning, and Kayla Brown.

Kayla Brown asked for time to give a short presentation as to the physical and financial condition of Silver Reef and what they can offer LDWA in a merger.

Scott Hayes told Kayla that LDWA was very interested in combining the two companies and turned the time over to her for her presentation.

Kayla told the LDWA Board that Silver Reef has 46 water taps. There are 36 water taps in use and this includes three business (Commercial) taps. The remaining eight are standby taps and will pay an impact fee of \$3500.00 for water when these lots are developed and would bring in a revenue of \$28000.00. Silver Reef has in the bank approximately \$142,432.00. They also have a loan with the State of Utah for an upgrade of their water lines for approximately \$72,000.00. Part of the money they have in the bank will pay off the \$70,000.00 loan. About a year ago Silver Reef found out that the amount of water they own was much less than they previously thought. with 11,300 gallons per month per shareholder. The State suggests that shareholders have 12,500 gallons. So at this time the residents of Silver Reef were all assessed \$3500.00 to buy more water. David Clements found 24 acre feet of irrigation water for sale for \$4000.00 an acre foot. Silver Reef contacted the State and did the proper paper work to prove up the water in hopes that since it was for culinary use, the state would approve the irrigation water without any losses. However, the results came from the State a short time ago and nearly 50 percent of the water was lost. This was bad for the seller of the water and also Silver Reef. The seller said that he would sell the 12.5 acre feet for \$4500.00 an acre foot. So Silver Reef plans to buy this water to help their shareholders have more water per tap. The 12.5 acre feet of water at \$4500.00 per acre will cost \$56,250.00 leaving around \$13,750.00 plus the impact fees from the eight standby taps of \$28,000.00 leaving a balance of \$41,750.00 to go toward the merger.

Kayla also told LDWA that she has talked with 25 people at Silver Reef that would like to merge the two companies.

Kayla also told the board that a Mr. Brennen bought 40 acres from Mr. Doyle (ELT) and plans to build five homes on eight acre lots. There is also a piece of land that will be put into a park for the Town of Leeds. Mr. Brennen wants to combine with Silver Reef because he needs to use their water tank for water flow by gravity to his project without any pump or tank expense. It would take 1500 feet of 8 inch line up to Silver Reef's tank. He will sell Silver Reef some water for \$5000.00 per acre feet if they will combine and help pay for part of the lines. Silver Reef is not interested in doing any developments at this time, but if our two water companies combine then Leeds could benefit from this additional development.

There was a question and answer time and then Scott Hayes told Kayla Brown the prospects of merging looks good and LDWA board will meet about the merge and Silver Reef can also meet and if both companies are in agreement to merge then a time will be set up to meet in a month's time. Kayla thanked the board for their time and their kindness to her.

August 21, 2002

**The Town of Leeds asked LDWA to meet with them on future annexation** of the town. There are some prospects of additional developments that might need to merge with the town soon.

Those in attendance from the Town of Leeds: Mayor Norma Gier, Joy Stevens, Gloria Parnell, Darrell Nelson, David Clements (of Silver Reef) And Roger New.

Norma Gier told those present that she attended a meeting with the State and they explained that any town in the State except Salt Lake County has to put together any additional annexation plans for the town within the next few months. A map of the new annexation must be put together and a statement of criteria and an outline must be followed explaining why an area was not accepted on a merger. The Leeds Planning Commission will have to put together this report, plus they need to do research to see if any land has already been filed on to be annexed, approved, or disapproved. It was explained to her that any area that Leeds wants to annex into to the town must be done before December 1<sup>st</sup>, 2002. After this time no annexation will be allowed for another year. She was told to consider any area that could be annexed for if we do not include these areas and another town such as Toquerville decided to put an area on their list this year, then we could not use the same area as a prospect later on. The town was told not to leave any gaps or over lap peninsulas and to avoid islands. They were asked to consider the Town of Leeds' growth over the next 20 years and annex for this growth.



Time was spent filling in a map for annexation. Following the grids and adding the likely areas to annex. We opted to fill in up to the Toquerville Town limits on the North and so forth. We wanted to make sure that valuable areas such as the water shed areas, the Silver Reef Area (for they may want to annex.) are included. The Red Rock Mining Company and the X Mine property are thinking of developing and should be included in the annexation proposal.

An Commercial Development could be in the future for Leeds. The area of the old hiway 91 frontage road was considered a good location.

Basically the Planning Committee will get a general plan together and in early October we can meet again to finish up the plan. Tentatively the date to meet will be the 16<sup>th</sup> of October at 6:30 p.m. LDWA was given copies of the Annexation Law Update and also a copy of the map of the Leeds area to work on until the next meeting.

The meeting was adjourned.

# LEEDS DOMESTIC WATERUSERS

95 East Center

P.O. Box 460627

Leeds, Ut. 84746-0627

President	Scott Hayes	879-2457	Penny Weston	879-2170
Vice President	Bert Leany	879-2901	Scott Ricci	879-2150
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

August 27, 2002

Monthly Meeting for the Leeds Domestic Waterusers Association  
Tuesday, August 27, 2002 at 7p.m. at the Town Hall

Those in attendance:

Welcome: Scott Hayes

Prayer:

Minutes:

Financial Statement and Check Registry: *APPROVED*

David Clements:

Water Tests: Merle Gier *GOOD*

Kenneth Brinkerhoff:

Terry Prsbrey: *NO SHOW (NO TWO WK NOTICE)*

Leeds Irrigation Company:

Pressure Regulator: \_\_\_\_\_

Jim Parnell's monthly report: *SPRING 97 GPM/MIN 8/26*  
*94 " 8/18*

Report on the tour of the Enterprise water system by the board members:

Town business: Gloria Parnell

*CHECK ON ELECTRONIC CONTROL FOR TANK & PUMP*

Old Business:

1. Generator

2. Road to the Well

Meeting adjourned

# LEEDS DOMESTIC WATERUSERS

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

President	Scott Hayes	879-2457	Penny Weston	879-2170
Vice President	Bert Leany	879-2901	Scott Ricci	879-2150
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

August 27, 2002

Monthly Meeting of LDWA at the Town Hall at 7 p.m.

**Those in attendance:** President Scott Hayes, Vice President Bert Leany, Merle Gier, Scott Ricci, Penny Weston, Jim Parnell, Gloria Parnell, our Liaison with the Town of Leeds and Sandra Browning. Dave Clements, Kayla Brown of Silver Reef were also present. Dallin Gardner representing Mr. (ELT) was present.

**Welcome:** President Scott Hayes

**Prayer:** Scott Hayes

**Minutes:** The minutes were discussed and Bert Leany moved to approve the minutes with Scott Ricci seconding the motion. And all approved.

**Financial Statement:** The financial Statement and check registry were discussed with one correction made. Merle Gier moved to approve the financial statement with the correction of the \$4000,00 be subtracted from the gross profit. (This was money paid to Bert Leany for "B" water purchased by LDWA.) Merle also approved the check registry. Bert Leany seconded the motion and all approved.

**David Clements:** David Clements and Dallin Gardner asked to be put on the agenda concerning the ELT Development which is now owned by a Mr. Brennen and called Silver Reef Highlands. David said he would like to present a couple of ideas to the LDWA Board. Dave passed a handout to the LDWA's board members and the handout will be included in the minutes. The three pages are entitled: #1 Silver Reef's present situation, #2 Why the joint presentation to LDWA by Silver Reef and Silver Reef Highlands? #3 Proposal benefits to LDWA and Leeds.

#1. Silver Reef is short about 24 acre feet of water. David Clements found 24 acre feet of water owned by a Mr. Hunsaker, but it was irrigation water and the State just recently reduced the amount of water by 47%, leaving 12.8 acre feet approved. LDWA has allowed this water in our well temporarily.

Silver Reef is still looking to find more water. There is a need for Silver Reef to cooperate with LDWA because of their water in LDWA' well.. Dave stated that several shareholders are in favor of annexing into Leeds and merging with LDWA. This can be an avenue to work on.

Their financial conditions have improved because of shareholders in Silver Reef being assessed \$3500.00 each and Silver Reef's rates have been raised.

#2. Time was turned over to Dallen Gardner who is now representing Silver Reef Highlands or ( ELT) as we were familiar with. Mr. Doyle owned 40 acres of land in 1997 and was promised 500 acres from BLM. At this time Mr. Doyle bought 61 acre feet of water rights for this development. Six months later the BLM wrote Mr. Doyle a letter stating they were withdrawing the 500 acres from the development. Earlier the Town of Leeds was contacted and the 40 acres was annexed into the Town of Leeds. Now Mr. Doyle was left with 40 acres of land which is known as Silver Reef Highlands today. A Mr. Brennen from Sun Valley, Idaho. bought the 40 acres and water and now is interested in putting five homes on eight acres lots. To do this development there is a need to acquire fire protection , adequate water pressure at a minimum cost for the new development, and to realize a return on the investment by developing the property. Silver Reef SSD can provide Silver Reef Highland with the fire protection and water pressure needed. But this must be done through LDWA's pipe lines.

Why is Silver Reef and Silver Reef Highland giving a presentation to LDWA? Because Silver Reef Highland needs to minimize cost of infrastructure for new development. So if Silver Reef Highland uses water from our well, there would be a wheeling charge paid to LDWA for use of our well and lines, Silver Reef Highland can share costs of emergency water supply and LDWA has the option of buying 31 acre feet from Silver Reef Highland. The town will benefit from additional tax revenue, enhanced image to future development plans, better fire protection, and etc. Silver Reef Highland can not work directly with LDWA because our water tanks are not high enough to provide water pressure for their project. They do have ample water. Silver Reef Highlands would like a reply the middle of September to their offer.

**Water Tests::** Merle Gier told the board that the water tests were taken for the month and they were good. We do need to do water tests on the well. We need to call Chemtec Ford and have them send us the bottles.

**Kenneth Brinkerhoff:** Scott Hayes told the board that Ken Brinkerhoff is receiving water from Angel Springs and so we do not need to supply them water.

**Terry Prisbrey:** We have not heard from Terry Prisbrey about his water certificate. He needs to give us a two week notice to be put on the agenda.

**Leeds Irrigation Company:** We have not sent a bill to the Irrigation Company and Bert Leany and Scott Hayes plan to get together to work out what the Irrigation Company owes LDWA. They plan to use gallons instead of kilowatts. Jim has most of the records of the water used. Scott Ricci went over the figures that Jim had figured for the Irrigation Company's bill and found that he came within \$50.00 of Jim's figure.

**Utah Power :** Sandra Browning contacted Utah Power and they will replace the meter at the well and since it was faulty, they agreed to replace it free. Scott H. told Sandra that if they have not replaced it in one week to contact them again.

**Pressure Regulation:** We are still having problems with the water pressure breaking water lines. Scott Hayes will call Ken Orton to come down and check the pressure regulator in the vault by Beals home. And at the same time have Ken train Scott to adjust the valves.. Scott H. suggested that an air vac be put in at the fire hydrant by the Ron Fowlks home to help stop the pressure fluctuation problem. Scott Ricci told Scott H. that he wanted to be there when Ken Orton Comes down.

**Jim Parnell's report:** There has been a problem with not being able to use both well pumps at the same time. They have been worked on by an electrician and the old breaker was removed and a new one put in. The old thermal breaker was kept for a back up. The spring is holding its own and continues to stay up. This is a good sign. Jim put a new meter in at the LDS Church for the readings were not correct. It cost around \$400.00 for a commercial meter. It was decided that the old tithing house's water line needs to be updated.

**Town business:** Gloria Parnell told the board the Town of Leeds will be celebrating its 135<sup>th</sup>. Birthday this fall. Everyone is asked to help and come to the celebration. The town of Leeds' water bill is very high. We do not charge them a regular monthly fee, only any overage that they incur. They are watering to much and the drinking fountain was left on. It was suggested the fountain be turned off and used only on special occasions to conserve water. Scott Hayes said he would help the Town with their water bill, but only if a solution for the large water usage can found and eliminated. They are watering 40 minutes a station and their big meter uses 48 gallons per minute. They are using the water indicated by their water meter.

It was suggested that a Mr. Vernon Woodbury who has a chemical that can be used on grass and trees to lessen the amount of water that plants need could help conserve.

**Road to the Well:** Jim will order road bedding and equipment to spread the rock and smooth out the road to the well.

**Report on the tour** to Enterprise water system by the board members: Merle Gier provided transportation for the board members to go up to Enterprise to see their new water system. Board members enjoyed the tour, the Enterprise people were very cordial and helpful and gave the board many ideas to consider. Chloritec put in the chlorinator for Enterprise and we may contact them.

Bert Leany told the board that the Chloritec man called him to set up an appointment with the board members. So the board need to decide when they can meet.

**Silver Reef and Silver Reef Highlands:** Scott H. told the board that he feels it would be more beneficial for LDWA if Silver Reef annexed with the Town of Leeds and merges with us, before we do anything with Silver Reef Highlands. The board members also felt it would be better for LDWA if we went that way.

We'd like to merge with Silver Reef, but they have to be annex with the town first according to our by-laws and an agreement that LDWA has with the State.

We need to know what wheeling is and if it is possible for us to use this process to provide water to Silver Reef Highlands. It may not be legal for us to use wheeling.

Scott Ricci was assigned to check into getting a system to alert us when the tank level is down. There is no power to our tank or phone line and this will have to be done before we can have an alert system. Also Silver Reef is meeting on the 31<sup>st</sup> of August and Scott H. asked Sandra to check with Kayla Brown about the results of their meeting.

Bert Leany moved to adjourn.

*The three Handouts from David Clements  
presentation on ~~September~~ August 27, 2002*

## SRSSD AND OUR PRESENT SITUATION

- We need about 24 acre feet of additional water
- A contract to acquire surface water and park it in the LDWA well near Silver Reef had 12.8 acre feet approved under certain conditions
- Assuming we complete the purchase, we will still need more water
- We will need to cooperate with LDWA to effect delivery of purchased water
- Some residents have expressed an interest in annexing into Leeds and merging water companies
- Our financial condition has improved because of various moves by our Board Members



## PROPOSAL BENEFITS TO LDWA AND LEEDS

<b>LDWA</b>	<b>TOWN OF LEEDS</b>
Additional revenue through wheeling fees	Additional tax revenues
Better shared fire protection	Enhanced image to future development plans, e.g. SITLA lands and possible development of Beal property at Silver Point
Shared source proving costs	Better fire protection
Emergency water supply	History of cooperation within the community and area of interest
31 acre feet of water available for purchase for future needs	Assuming future annexation of Silver Reef into Leeds, additional increase in tax revenues
	Additional source of individuals available to hold key offices in the Town Council, Planning Commission, etc.

## WHY THE JOINT PRESENTATION TO LDWA BY SRSSD AND SILVER REEF HIGHLANDS?

<b>SRSSD</b>	<b>DALLIN GARDNER</b>
To acquire more water	To obtain service for 5 proposed homes
To increase fire protection for District residents	To acquire fire protection for new development
To upgrade water lines on Oak Grove Rd.	To acquire adequate water pressure for new development
To share costs of upgrades	To minimize costs of infrastructure for new development
To minimize population density	To realize a return on investment by developing the property
To enhance cooperation between SRSSD and LDWA	
To enhance future annexation potential	

# LEEDS DOMESTIC WATERUSERS

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

President	Scott Hayes	879-2457	Penny Weston	879-2170
Vice President	Bert Leany	879-2901	Scott Ricci	879-2150
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

September 18, 2002

Special Meeting to discuss merging with Silver Reef

At the Leeds Town Hall at 7 p.m.

Those in attendance: President Scott Hayes, Vice President Bert Leany, Scott Ricci , Jim and Gloria Parnell, Sandra Browning, and Garry Tanner, Roy and Annie Dean, Cynthia Wright, Dave Clements, and Kayla Brown.

Welcome: Scott Hayes:

Scott Hayes turned the time over to Kayla Brown and she gave a presentation to both Silver Reef and LDWA to encourage a merger of the two companies.

Silver Reef has 46 water taps, with 36 in use. 33 are culinary taps and 3 are commercial. Eight taps are standby taps that can be developed. At the time of development there will be an impact fee of \$3500.00 providing revenue of \$28,000.00. Silver Reef has approximately \$145,000.00 in the bank. They also have a loan of \$74,000.00 with the State for new water lines. After the loan is paid off they will have approximately \$71,000.00 left.. Silver Reef has 18.9 acre feet of water, but they have a source that will provide 12.8 acre feet of water at \$4500.00 per acre feet and this will cost about \$57,600.00. The remaining money in the bank will be \$13,400.00 and adding in the \$28,000.00 for impact fee on the standby lots will be \$41,000.00. If they merge with LDWA they are already connected to their water line and source so there will be no additional cost to hook them up to our system.

The tax base will be higher for Silver Reef, but the cost of the water will be lower through LDWA. If Silver Reef merges with LDWA The Brennen Development can be an asset for LDWA, because they will need Silver Reef's water tank to provide the water and fire pressure needed for their development.

Scott Hayes asked The LDWA Board what they felt about the merger and the Board members voted unanimous in favor of the merger. Now Silver Reef will meet with their shareholders and find out their feelings and Kayla Brown will report back to LDWA.

LDWA's Short executive meeting.

**Past Due Accounts:** Scott Hayes asked Sandra if the past due accounts had been sent out. Sandra told Scott H. that three certified letters were sent out on the 12<sup>th</sup> of September and they were told that in 30 days their water would be shut off if the bill was not paid in full. They were also told that if this was a hardship case that they should contact a board member in a period of three days time.

**Jim** told the board that the Spring is up again.

**Bert Leany** told the board that a Mr. Rob Young of Cloritech called him and asked to meet with LDWA on the 25 or 26 of September. Bert will call him when he get down here to make an appointment. Bert stated that the cost of a chlorinator could be in the neighborhood of \$50,000.00.

**Bert Leany** told the board that he figured out the amount of water used by the Leeds Water Company and found they did not get their fair share of water and we should reimburse them. Scott Hayes said that we will return the water in the ditch to them. The amount is nearly 4,000,000 gallons. Scott suggested that we redo the figures to make sure they are accurate and also get some added figures from the tanks and over flow meter. The board members will redo the figures and then contact Scott with their totals. Bert Leany handed out a great colored map of our water source area to the board members and explained it to them.

Bert Leany moved to adjourn.

# LEEDS DOMESTIC WATERUSERS

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

President	Scott Hayes	879-2457	Penny Weston	879-2170
Vice President	Bert Leany	879-2901	Scott Ricci	879-2150
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

September 25<sup>th</sup>. 2002

Special Executive Meeting with a Chlorator Company Representative call Cloritec.  
At the Leeds Town Hall at 7 p.m.

Those in attendance: President Scott Hayes, Vice President Bert Leany, Scott Ricci, Penny Weston, Jim and Gloria Parnell, Sandra Browning, and David Clements and Cynthia Wright from Silver Reef SSD. Rob Young with Cloritec.

Scott Hayes turned the time over to Rob Young for his presentation.

Rob Young introduced himself and told the board that the Cloritec Chlorinator is a great system. The raw material, use to produce chlorine is Salt, Water and Electricity. So there is not the danger as in other system that use chlorine gas or dry chlorine.

This system would cost around \$28,000.00 for the equipment and then there would be the building that would cost around \$30,000.00 and the engineering that could cost three time the amount of the system. The life expectancy is around 10 to 12 years.

There was a question and answer time and then Mr. Young told the board that next time he comes , he would like to bring in a factory person to explain the systems setup.

Mr. Young was thanked for coming to explain the program. The board could see many benefit in this system, but is still planning to research other chlorinators. Bert Leany is appreciated for making the arrangements for this meeting.

The meeting was adjourned.

# LEEDS DOMESTIC WATERUSERS

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

President	Scott Hayes	879-2457	Penny Weston	879-2170
Vice President	Bert Leany	879-2901	Scott Ricci	879-2150
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

September 26<sup>th</sup>. 2002

**Monthly meeting agenda: At the Town Hall at 7 p.m.**

**Those in attendance:**

**Welcome:**

**Prayer:**

**Minutes:**

**Financial Statement & Check Registry:**

**Water Tests:** Jim Parnell *Water Test Good (springs & towers)*

**Purchase of the rest of Oak Grove Springs:** Scott Hayes

**Update on Silver Reef SSD or Silver Reef Highlands if any:** *HOLD*

**Water tank Telemetry – checking valves out.**

**Meeting with Kerry Carpenter after October 15<sup>th</sup> 2002**

**Utah Power:** Utah Power has replaced the meter at the well with no charge to LDWA because it was not working correctly.

**Jim Parnell's monthly report:**

**Cloritec:** *23K low snow system*

**Feasibility of Water Service on top of Roundy Mountain:**

**Town Business:** Gloria Parnell

**Tank alert system to the well:** Scott Ricci

**Meeting adjourned:**

- *FIELD TRIP OCT. 3 4:30 - MEET TOWN HALL*
-

# LEEDS DOMESTIC WATERUSERS

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

President	Scott Hayes	879-2457	Penny Weston	879-2170
Vice President	Bert Leany	879-2901	Scott Ricci	879-2150
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

September 26<sup>th</sup>, 2002

The Monthly Meeting of LDWA at 7 p.m. at Penny Weston's Home. We could not get a key to unlock the Leeds Town Hall.

**Those in attendance:** President Scott Hayes, Vice President Bert Leany, Scott Ricci, Penny Weston, and Sandra Browning.

**Welcome:** President Scott Hayes

Prayer: Bert Leany

**Minutes:** The minutes were discussed and corrections made. Bert Leany made a motion to approved the corrected minutes and Scott Ricci seconded the motion and all approved.

**Financial Statement and Check Registry:** Scott Ricci moved to approve the financial statement and check registry and Bert Leany seconded the motion and all approved.

**The Water Test:** The water test for September has been taken with good results. Penny Weston asked why our water tastes of chlorine so much of the time. She was told the chlorine should dissipate. Scott said he will ask Jim how much chlorine he uses.

**Bad Debts:** Scott Hayes asked if any of the bad debts have been sent out and Sandra told the board, three certified letters have been sent off in the mail. One shareholder has paid her bill and two shareholders have received and signed for their certified letters. One certified letter has not been sent back to LDWA and we are waiting for their reply. Around the 15<sup>th</sup> of October we will shut off the two shareholder's water if we have not received payment.

**Purchase of Oak grove Springs:** Scott Hayes wanted the board to know that he plans to try and purchase all of the water rights in our spring. Scott wants to have Kerry Carpenter come down to meet with LDWA and tell us if purchasing the water rights in the spring is possible and get him to answer any questions that the board might have.

**Acquire More Irrigation Water:** Scott H. told the board he would like to purchase more irrigation water. Scott H. was told the Irrigation Company might sell irrigation shares of the people who are delinquent in paying their assessments. If this happens he would like to be able to buy some of this water. We may be able to transfer this water into our water system.

**Update on Silver Reef SSD and Silver Reef Highlands:** The Town of Leeds was going to discuss the annexation of Silver Reef with the Town in their September meeting, but the meeting was cancelled because of lack of a quorum. The meeting will be rescheduled.

As stated before, the LDWA Board members do not desire to do anything with the Silver Reef Highland Company until Silver Reef has merged with LDWA.

**Water Tank Telemetry:** Scott H. told the board he went up to the tanks with Jim and Jerry Browning and found that some of the valves at the tanks need to be replaced or fixed, also a new line between the tanks may need to be replaced, therefore the tanks are not filling correctly. These problems should be corrected soon.

The tanks should fill up all at the same time and Scott H. asked Scott Ricci to help with this project. If this can be accomplished Jim will not need to travel up to the well several times a day as he has through out the summer.

**Utah Power ::** Utah Power has replaced the meter at the well at no charge to us because it was not working correctly.

**Jim Parnell's Report:** Jim was unable to attend tonight's meeting,, but Scott explained some of the things that Jim accomplished in September.

**Cloritec:** Wednesday night, September 25<sup>th</sup>. we met with the Cloritec Man, about his Chlorinator. The system is expensive, but a very good one. The system will cost about \$28,000.00 and the engineering cost would be around the \$28,000.00. The cost of the building to house the system will be five to ten thousand dollars. We plan to look into other companies before we decide on one system. Scott H. said he would like to get a grant so we can get a good chlorinating system..

**Feasibility of putting water service on top of Roundy Mountain:** A gentleman talked with Scott H. and Sandra Browning about putting a home on top of Roundy Mountain. He was told that we probably will be able to get water to the home, but we can not guarantee water pressure for the house and fire protection on such a steep hill.



**Town Business:** The Town of Leeds' water bill has been consistently high, partly because of the new lawn they put in last fall. Scott Hayes suggested that the Town be allowed to have 40,000 gallons of water monthly for the park and Town Hall, because so many people love the park and use it often.

**Tank Alert System:** Scott H. asked Scott Ricci to look into getting an alert system for our tank. The system will alert the water master on the phone when the water is low in the tank. We will need to get electric power to the tanks and also a telephone line if we decide to put this system in.

**Tour of the System:** A tour of our water system is planned for the board members. It will take around two hours and the date will be October 15, 2002 at 4:30 p.m. The board will meet at the Leeds Town Hall and travel together.

The meeting was adjourned

5th Nov  
EX. MEETING  
PENNY HOUSE  
TIME?

# LEEDS DOMESTIC WATERUSERS

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

President	Scott Hayes	879-2457	Penny Weston	879-2170
Vice President	Bert Leany	879-2901	Scott Ricci	879-2150
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

October 24, 2002

Monthly Meeting Agenda    The Leeds Town Hall at 7 p.m.

Those in attendance:

Welcome: President Scott Hayes

Prayer:

Minutes:

Financial Statement & Check Registry:

Water Tests:

Dallin Gardner (Representing Silver Reef Highlands): ~~Hand~~ 35 Homes

Standby Taps: Melvin Evans & Merlin Sullivan:

Terry Prisbrey:

New line to be put in to connect the pink and green tanks: Contact Russell Peine.

Oakgrove spring: Offer the Irrigation company to buy out their share in the spring.

Meter installed by Russell Peine for Tanner Construction.

Water Master's Report: Jim Parnell:

97 SPRING TO DAM  
101 " " FIRST OF MONTH

New Budget for the year 2003:

Bank - Almost CD: 1.1%  
2,300%

Safety Deposit Box: (Keep it or not)

Pressurized Water System:

Ten Thousand Gallons of Water:

Town of Leeds' water bill:

Meeting adjourned

\$ 21516 DIV-POND  
40 POND TO HIDEWAY  
SAIK POND TO TOWN  
600K

NO CHARGE/M

# LEEDS DOMESTIC WATERUSERS

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

President	Scott Hayes	879-2457	Penny Weston	879-2170
Vice President	Bert Leany	879-2901	Scott Ricci	879-2150
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

October 24<sup>th</sup>. 2002

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

**Those in attendance:** President Scott Hayes, Vice President Bert Leany, Scott Ricci, Penny Weston, Jim and Gloria Parnell, Sandra Browning, and Aleta & Melvin Evans. Merle Gier was out of town and excused.

**Welcome:** Scott Hayes

Prayer: Sandra Browning

**Pledge** to the flag led by Scott Hayes

**Minutes:** The minutes were looked over and no errors were found so Bert Leany moved to approved the minutes and Scott Ricci seconded the motion and all approved.

**Financial Statement and Check Registry:** The board discussed the financial statement and the check registry and found them to be in order. Penny Weston moved to approve the minutes and Bert Leany seconded the motion and all approved.

**Water Tests:** Jim took a preliminary water test to Quail Creek and it was a good test so he took the regular water tests up to Cedar and it also was a good test. He likes to take the test to Cedar City within 24 hours or less after the preliminary is taken and a good report is received. Jim was asked where he chlorinates our water and how much and he told the board at the Spring, the splitter box and the well housing which is outside of the well pump and he chlorinates a very small amount. He uses both the liquid and powder chlorine. Scott H. told Jim to stop chlorinating when the weather turns colder.

**Chloritec:** The representative from this company called and asked for an address to send some new information on chlorinators.

**Dallin Gardner:** Dallin did not come tonight to our monthly meeting, but he did talk to Scott Hayes earlier and suggested Silver Reef Highlands is considering the construction of 35 homes or more instead of the original five when he first talked to our board. Scott H. told the board that contractors who put an impact on our water system must be ready to pay for it.

**Standby Taps:** Melvin and Areta Evans asked to be put on the agenda to protest the newly established charge of \$10.00 per month ( Since January 2002) on the standby taps. Mr. Evans sent a letter to Scott Hayes a few months ago and he did not get a response and he felt Scott should have responded to his letter.

The board did discuss the standby charges at our annual shareholder's meeting. And then we started to bill quarterly and in advance for the standby taps the first of the year.

Melvin Evans was told we were sorry he was not able to attend our shareholder's meeting when this subject was discussed. We have been charging this fee from the first of the year 2002. Melvin was told most of the water companies around us are charging a standby fee. Scott tried to tell him that his tap has grown in value and it was also fair to share the cost of doing business with all of our shareholders, whether their tap is in use or not. Mr. Evans did not feel we were fair and stated that the money paid for his water tap was paid up front and was money that we have been able to use over the years and the board agreed with him. Mel was also told LDWA has had to hold his water tap in reserve for his lot. Around ten years ago Melvin Evans bought a lot and a standby tap dedicated to be used on that lot from Anthony Brooks.

**Terry Prisbrey:** Scott Hayes received a summons to go to small claims court on Friday, December 13<sup>th</sup>, 2002, at 2 p.m. and Terry is asking for \$5000.00 and court costs for a water tap that he claims he is owed. Scott Hayes asked when he first applied for a water tap and Sandra said that she will find the date. Scott told the board that we will need to research some of the problems that we have had with him over the past year. On December 13, 2001 Terry Prisbrey disconnected an illegal line he had connected up and let it run. Jim Parnell happened to check the area and was able to turn it off.

**Water Tanks:** For some reason our water tanks do not fill up at the same time and we need to remedy this problem. Scott Hayes told the board first we need to check the valves up at the tanks and replace any bad valves. We will then fill the green tanks full to make sure that there is enough water in case of fire or an emergency. Then the old line going into the pink tank needs to be dig up to see what size the line is and if it needs to be replaced. If so we may have to put in a new line. (8 inch) This needs to be done so the tanks will be balanced and fill properly. Then Jim will not have to go up to check the tanks once or twice a day. Russell Peine will be contacted to help with this project. Bert

Leany suggested that we chlorinate the water in the Eldorado's tanks so it will be full for an emergency. Jim Parnell suggested that we fill the cement tank and keep it full instead of Eldorado Hills' tank.

Scott Ricci told the board, we need to have the tanks rise and lower at the same time and if you want to shut off one tank you shut one tank off or if we want to shut off two tanks, we shut two off, There should be one control with no throttling the valves or anything like that for we want something simple. This project needs to be worked on soon.

**Motion:** Bert Leany made a motion that we have an engineering and a feasibility study done in November to find out the simplest way to get our tanks to fill at the same time. We may need to check the lines to see if larger pipes should be put in and the valves checked to see if they need to be replaced. Also see if rerouting the water line from the well to the pink tank is an option. Scott Ricci seconded the motion and all approved by individual roll call.

**New Tank:** Scott H. would like to make a study of the amount of monies coming in over the next three months to see if we can afford to put in a new tank.

**The reason for the ten-tap limit:** Bert Leany researched in the records to find out why LDWA started the use of a ten tap limit. Bert told the board that previous board member did not know how much the well would produce and they didn't know how much our system could stand and they wanted to approach it slowly so they could correct any problems that might occur.

Bert said that we have nearly approach the limit that our system can stand, with the addition of Alberta Lee's project and the merging with Eldorado Hills. This last summer Jim had the well pumps going and the tanks did not fill because of the water our shareholders were using. We need to work on this problem.

**Oakgrove Spring:** Scott H. wants to obtain all the water in our spring and Bert Leany suggested that we buy some land around it so we can improve the area and produce more water.

**New meter installed.** Gerard Otteson bought a water tap for his lot on 495 Silver Reef Road and Gary Tanner will be building his new home. Mr. Otteson paid the \$5,000.00 cost of his water tap and signed the water service application at Scott Hayes' home. The meter was installed.

**Water Master's Report:** Jim helped put in the meter for Mr. Otteson and also installed a new meter at Ron Fowlks home. He goes up to the tanks once or twice a day to check how full the tanks are. The spring is flowing 97 gallons per minute. We have returned

10,257,000 gallons of water to the irrigation company so far and this should fulfill our obligation to them.

**New Budget for the year 2003:** Scott asked the board to start jotting down the items that they feel should be on the new budget. The budget should be completed and accepted before the end of December.

**Almost CD:** The board was asked if they would approve putting the money that we have now in the money market account into an "Almost CD" It is new and the rate of interest fluctuates monthly, but we can, at anytime. transfer the money without a penalty.

**Motion:** Penny Weston made a motion that we put 100% of our money market account into the "Almost CD Account". Bert Leany seconded the motion and all the board members present "individually" voted in favor of the motion.

**Safety Deposit Box:** Sandra Browning asked the board if they want to cancel our bank safety box for we are not using it for anything of importance at the present time. The rent is only \$19.00 a year. Scott suggested if we have any water rights or any important papers that we need to keep, we should put them in the box. The board agreed to keep the box for any important papers. Sandra Browning asked if someone can go with her and see what is in the box.

**Pressurized Water System:** The Irrigation company hired an engineer firm (Alpha Engineering) to do the engineering (the feasibility study) for the pressurized water system. So the work is progressing slowly. At the town meeting last night David Stirling of the Irrigation Company gave figures of the cost of the system. From the diversion dam to the pond will cost \$215,000.00. From the pond to Angel Springs will cost \$40,000. And from the Pond down through the Town of Leeds will cost \$491,374.00. Which comes to \$646,374.00 for the project. David Stirling asked the Town of Leeds, Angel Springs, the Irrigation Company, and LDWA (if they will participate) to pay a share of this cost. Scott did not respond for LDWA.

**Thousand Gallons of Water:** Some of the shareholders have asked if they are going to get the 10,000 gallons back that was taken from them the first of the summer. The board members were asked what they thought LDWA should do. Penny Weston stated that the drought is not over and if we return the 10,000 gallons now and have to take it away at the first of next summer it will be confusing. The majority of the shareholders do not use over 30,000 gallons in the winter time, but only the high users. If the drought discontinues during the winter LDWA can return it in the spring. This is considered a

five year drought and it has only been four years. The board all agreed with Penny to not return the 10,000 gallons at this time.

**The Town of Leeds Water bill:** Scott asked Sandra to allow the Town of Leeds and the Leeds Cemetery 40,000 gallons instead of 20,000 that the commercial taps are allowed. Scott H. feels the park and cemetery are used by the people of Leeds and should have this break. After Sandra figured the bill again at 40,000 gallons instead of 20,000 gallons the amount the Town saved was only \$280.00. LDWA charges the town only for water overages for the town and the cemetery. We need to take into account, they let LDWA use the town hall free for our monthly meetings. A conclusion was not arrived at and it was tabled until the next meeting. The Town owes close to \$2000.00 starting with the May bill. Scott H. suggested we pay the Town a check for use of the building to help equal out the large water bill and the board members will decide next month.

**Next meeting in November:** We will have a executive meeting on the 5th. of November and have Kerry Carpenter come down and talk to us about buying the water in the spring and have him answer any question we have about the irrigation company and our water rights. (Meeting held Wednesday, November 6<sup>th</sup>. at 5 p.m. at Sandra Browning's home, because the Town Hall was in use).

**Our Spring:** It was also brought up that we need to look into who owns the land around our spring and see if we can buy it. Someone may buy the land and we could have contamination of some kind around or in our spring. Ducky Duck Corp. owns the land across from the spring and we would like to find out who owns the land around our spring. Jim Parnell suggested if we can obtain the land up by the spring that we consider putting a million gallon tank up there for the water pressure will be enough to bring the water down, also the water will stay cool, and we can collect water that would other wise be lost. Penny Weston was ask to research and find out who owns the land around the spring and on the hill across from the spring at Oak grove Springs. Penny said that she would took into it. The coordinates are Township 40 south 14 west and section 16. The board members are still planning look into putting in a turbo so we can use our water to make electricity if it is at all feasible.

Bert also told the board we need to follow up on the site for the new tank. The BLM has done their work but we have not followed through.

Bert Leany told the board that the State made a \$400,000.00 mistake on our water at \$5000.00 an acre foot, the State's map compared to our map is eighty acre feet short. Also the difference between the State and the Water Rights Department in Cedar is



\$11,000,00 different. Bert Leany said the State does have an water right for us of 80,000 acre feet. So he said the State could have made an error in figuring.

Bert Leany moved to adjourn the meeting.

# LEEDS DOMESTIC WATERUSERS

95 East Center

P.O. Box 460627

Leeds, Ut. 84746-0627

President	Scott Hayes	879-2457	Penny Weston	879-2170
Vice President	Bert Leany	879-2901	Scott Ricci	879-2150
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

November 6<sup>th</sup>, 2002

Special Executive Meeting held at Sandra Browning's home. At 5 p.m. for the purpose of meeting with Kerry Carpenter to ask questions about water and then meet with Dallin Gardner and Lowry Snow at 6:30 p.m. to discuss the Robert Brennen Water Development. "Silver Reef Highlands"

Those in attendance: President Scott Hayes, Vice President Bert Leany, Jim Parnell, Sandra Browning, Kerry Carpenter, with the State of Utah Division of Water Rights. Dallin Gardner, and Lowry Snow representing The Brennen Development. (Previously called ELT.)

Kerry Carpenter told the board members that there are three water rights in Oakgrove Springs. LDWA, Silver Reef Special Service and Leeds Water Company (Irrigation water system) and they all have the same point of diversion

He said that LDWA has .11 CFS in the spring = 49.37 gallons per minute or just under 26 million gallons per year. 82% of the total allotment. The year 1880 is the priority Quail Creek Decree. Both LDWA and Leeds Water Company have the same priority date of 1880.

Kerry was asked what would be the split of water between LDWA and Leeds Water Company in time of drought and he said what ever both companies felt was fair and reasonable. As long as both companies agreed on the procedure and the percentages split. He also told us that LDWA was a municipal water company and our water can be used inside and outside. Silver Reef Special Service District's water is culinary only.

**Silver Reef Highlands:** Dallin Gardner who helps with marketing and developing and Attorney Lowry Snow came to meet with LDWA to see if they were at all interested in working with this development and then adding it to their company. Lowry Snow told the water board that the development has 40 acre parcels and they plan to sell land in a 18 lot subdivision or one and one third acre lots. Mr. Snow explained the land has already been annexed to the Town of Leeds and approved by the planning committee to divide

into 18 lots in two ways. Either low density or cluster the housing. Earlier they had been thinking of selling the land in five parcels of eight acres each.

Mr. Snow said they would like to see if LDWA is interested in participating in this project.

Scott Hayes said that LDWA is interested in the project, but would have to change the by-laws for they state that a developer would have to pay for any impact on LDWA'S system.

Mr. Snow said the project would add info-structure to LDWA'S system.

LDWA was also told that the excess water left over from the project will be for sale and since the water is in LDWA'S well; it would be easy for LDWA to buy and prove up.

LDWA would have around 40 acre feet of water to purchase if they desire.

Scott Hayes told Mr. Snow that LDWA is interested in this project if it could be worked out.

When the development was ELT there was engineering done for the subdivision and it was suggested that the engineering firm of Bush and Gudgeon be contacted and find out what needs to be done before the development can proceed. Mr. Snow said he would contact Bush and Gudgeon. He asked who should pay for the engineering costs and Scott told Mr. Snow that they should pay for the engineering for it was their project.

It was decided to meet after the engineers were consulted. Our next monthly meeting will be held November 19<sup>th</sup>. at 7 p.m. at the Leeds Town Hall. Mr. Snow and Mr. Gardner asked to be put on the agenda for this monthly meeting.

The meeting was adjourned

DEC 1 1997

# LEEDS DOMESTIC WATERUSERS

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

President	Scott Hayes	879-2457	Penny Weston	879-2170
Vice President	Bert Leany	879-2901	Scott Ricci	879-2150
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

November 19, 2002

Monthly meeting of the Leeds Domestic Waterusers' Association  
To be held in the Leeds Town Hall at 7 p.m.

Those in attendance:

Welcome: President Scott Hayes

Prayer:

Pledge:

Minutes:

Financial Statement and Check Registry:

Water Tests:

Brenner Development:

Chloritec: Bert Leany

Transfer water that we bought from Bert Leany to the spring.

Court Date:

Water Tanks Telemity (Balance) Scott Ricci

Master Plan for LDWA's future: Scott Hayes

Meeting with the Town Hall & Irrigation Company tomorrow night at 6 p.m.

Property by our Spring:

Meeting adjourned.

# LEEDS DOMESTIC WATERUSERS

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

President	Scott Hayes	879-2457	Penny Weston	879-2170
Vice President	Bert Leany	879-2901	Scott Ricci	879-2150
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

November 19<sup>th</sup>. 2002

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

**Those in attendance:** President Scott Hayes, Vice President Bert Leany, Merle Gier, Scott Ricci, Sandra Browning. Attorney Lowry Snow, and Dallin Garden representing the Brennen Development were also present plus two engineers from Bush and Gudgell

**Welcome:** Scott Hayes:

**Prayer:** Scott Hayes

**Pledge to the Flag:** Lead by Bert Leany

**Water Tests:** Merle Gier Water tests were taken with good results. The well samples will be taken Wednesday and sent by UPS to Chemtec Ford for testing.

**Minutes:** The minutes were reviewed and Bert moved to approve the minutes as they were corrected and Merle Gier seconded the motion and all approved.

**Brennen Development:** Jim Ranes and Todd Edwards, Chief Engineer with Bush and Gudgell Engineering, introduced themselves to the board. Also present was Lowry Snow as Mr. Brennen's Lawyer and Dallin Gardner with Go Realty Company working with Mr. Brennen.

Jim Rascom said they were here not to offer LDWA anything or want anything, but to update LDWA. To evaluate their needs and how their needs may be met by other entities out there. LDWA seems to be the best water provider and that is why they are here tonight.

They want to develop their 40 acre parcel. into 18 custom lots and they have ample water rights for this development, but they need to provide water storage and fire flow in sufficient quantity and sufficient pressure to meet current standards. LDWA's tanks are not at an elevation that can do that for them. They are too low.

The solution to their problem, because of the fire flow requirements, is the same for one home or 100 homes: One thousand gallons of water flow per minute for two hours or 120,000 gallons of water storage. To absorb the cost for this amount of water storage for the 18 lots is not feasible.

A proposed new tank to provide fire flow would benefit not only Brennen's Development, but would benefit LDWA and future development in the area. The proposed tank and system improvements if chosen, would bring Silver Reef up to the fire flow requirements. Scott Hayes stated that both LDWA and Eldorado Hills meet the fire flow requirements.

The engineers said Silver Reef's fire flow is not sufficient for themselves, let alone any new development. Even if the 6 inch line was enlarged it would not help.

The Brennen Development is looking into a new tank, sized appropriately at an elevation that would service Brennen and all the property in the area. LDWA would become the service provider for all the new developments in the area.

What the Brennen Development has to offer is to participate on a proportionate basis to get those improvements in which would meet the entire needs of the area. They can not afford to do this for their development alone. A plan can be put together for Brennen to pay their proportionate share of the improvements for the water system. As other developments come in they would have to pay their fair share.

Lowry Snow told the board the Brennen Project is still just the 40 acres and no larger, but the fire flow requirement is still the same for one home or 100 homes. 120,000 gallon storage tank to provide fire flow at 1,000 gallons per minute for two hours. The fire flow is required by the county.

Scott Hayes said that he knows about fire flow requirements for he works with the fire department and they can vary.

The question was asked if the new tank was put in would it provide fire flow and water for the remainder of the private ground and the answer was yes.

It was also suggested that installing pressurize regulating valves in the proper places would kick up the fire flow up to 1000 gallons per minute for Silver Reef and also Leeds Town.

If LDWA will go along with this project, they will obtain more storage, which they really don't need and will take over the new development as part of their company.

Lowry Snow told the board that the Brennen's solution goes beyond their needs.

Scott H. said the board can see their problem and explained that any impact on our system needs to be paid for by the developers. Scott H. said the tank and lines upgrades are good options and could benefit Silver Reef especially and future development.

If a 150,000 gallon tank would cost around \$75,000.00. (The whole project would cost in the neighborhood of \$200,000.00.) The Brennen Development feels they could provide around \$1000.00 per each of the 40 acres.

Scott Hayes told the Developers that in our by-laws it states a developer must pay for all the impact on our water company. So right now, we are held to what the by-laws state. To make a change we would have to meet with our shareholders and see if they would permit a by-law change.

The Sitla land can also benefit from this project if they plan to do some developments in the near future and some one can contact them and see if they have any plans for development.

It was suggested that some of the extra water shares in our well that belong to Mr. Brennen. could be used in negotiation to come to a solution to our problem.

What it comes down to is that everyone pays their fair share of the cost of this development.

Merle Gier asked Gloria Parnell, (Who represents the Town) if they have an impact fee and if they are able to tax new developers for the impact of the tank and lines. Gloria said that the impact fee per lot is \$1500.00 and they already tax for roads and improvements.

Scott H. suggested that we proceed to the next step. Todd Edwards said that would be to finish up the right of way and get them in place.

The impact cost for development of each acre will mainly be their share of the storage tank and distribution of the water.

Lowry Snow will contact his client and find out if he is agreeable with the ideas discussed tonight. Also Mr. Snow asked if LDWA is interested in the water left over in our well. Scott Hayes told Mr. Snow that LDWA is interested in their water. Mr. Snow said he would put together a proposal.

It was decided to meet next month at our regular water meeting. December 19<sup>th</sup>. at 7 p.m. at the Leeds Town Hall. They will be put on the agenda.

**Financial Statement and Check Registry:** The financial statement was accepted and Merle Gier moved to approve the financial statement and check register and Scott Ricci seconded the motion and all approved.

**Financial situation:** Merle Gier said we need to put together our financial status. Scott Hayes asked Merle to put together a budget of the things that are priority. Merle said that he would work on this project to find out our financial status and what we will be able to afford as a water company. This will help us put together a Master Plan for our company that Merle has been asked to chair.

**Water testing:** Merle Gier said the well tests will be done Wednesday and sent in to Chemtec Ford for testing.

**Chlorinator Inc:** We received a letter from a company called Chlorator Inc. and Bert Leany went over the letter and Bert told the board that they have a good program and it looks like something we can use. With this system we could shut down the chlorinator any time we want and there would be less maintenance.

**Water:** We plan to transfer the "B" water" that LDWA purchased from Bert Leany to our spring if possible.

**Court Date:** LDWA is being taken to small claims court by Terry Prisbrey because he feels there was a water tap on his property when he purchased it. According to our records there has never been a water tap attached to that land and so he is not entitled to one. He did send us a \$500.00 deposit on a water share back in 2000, but has never met with the board to received a water application. This application must be signed by Mr. Prisbrey and Scott Hayes to make it legal. The court date is, Friday, December 13, 2002 at 2p.m. Scott Hayes would like to meet with the board before we go to court to get all the information that we have collect together, such as, dates, paperwork sent to us by Terry and his Attorney. We will also bring the tape of the meeting that Mr. Prisbrey met with the board the first time and we gave him an application for a water share. We need to put together any information that would help our cause.

**Line at Water Tanks:** Scott H. said that a 10 inch line should be put in, starting by the gate to the well east of the green tanks and to feed in to the pink tank.. It was decided to use a 10 inch line and proceed with the project to balance our water lines so that our tanks will fill at the same time. We plan to get a bid from Russell Peine to do the work.

**Motion:** Scott Ricci made a motion to run a 10 inch line between the meter and valve number 12 down stream to valve number 19. Bert Leany seconded the motion and all approved.

**Security Latches:** The board decided to have security latches put on the splitter box and the valves boxes on the line to the spring. Joy Steven's husband does welding and might consider to get the locks and weld them on. Jim P. can get this project going for the safety of our system.

**Meeting:** There will be a meeting at the Leeds Town Hall, tomorrow night, Nov. 20<sup>th</sup>. at 6 p.m. with the Irrigation Company, The Town of Leeds, and LDWA. Scott H. wants as many board members attend as possible. This meeting will be on the pressurized water system.



**Property by our Spring:** The LDWA board would like to buy the land surrounding our spring so no one can contaminate our water source. It appears to be privately owned. Earlier Penny Weston was asked to find out who owns this property and then we will proceed to try and buy the land from them. Penny W. is getting this information for us. (about ten acres.)

**Spring:** Bert Leany said we gave the irrigation company more water than we should have because we measured at the weir and not at the spring. Scott Ricci said it would give us more water if we measure at the spring. Kerry Carpenter told the board we could measure at the spring if the irrigation would agree. Scott Ricci said the irrigation company probably would not agree.

A better idea for LDWA would be to give them their water at the spring and we can pump the well if we are in a drought situation again. We can supply water to the irrigation company if we know how much water to turn out. Scott Ricci said the irrigation company would complain and we may have to turn to some sort of litigation. The irrigation Company does not check the flow of water they receive so it is only logical that we should measuring at the spring.

Bert told the board we need enough history of the flow of the spring, so we will know what the flow is when it comes down to the primary water. Scott H. asked Bert Leany to see if he can figure out the flow. Bert said that he could talk to Jim Parnell and get his figures. Scott H. said we need to get the flow from the spring down in writing. If we want to own the whole spring we will need to buy a lot of water.

Bert Leany moved to adjourn

# LEEDS DOMESTIC WATERUSERS

95 East Center

P.O. Box 460627

Leeds, Ut. 84746-0627

President	Scott Hayes	879-2457	Penny Weston	879-2170
Vice President	Bert Leany	879-2901	Scott Ricci	879-2150
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

December 11, 2002

Special Executive meeting at the Home of Penny Weston, Tuesday, at 7 p.m.

The reason for this meeting was to prepare for the small claims court hearing that President Scott Hayes will be attending on the 13<sup>th</sup>. of December representing LDWA . Terry Prisbrey is taking LDWA to court for not providing water for him. Mr. Prisbrey has not filled out a water certificate for this water and returned it for Scott's signature to make it legal or complied with LDWA's requirements to receive water.

The board went over minutes, dates of certain events, and played a taps that was recorded at LDWA's monthly meeting, July 15<sup>th</sup>. 2002. Some of the board members plan to attend the hearing to support President Scott Hayes.

The board also discussed the new budget LDWA is putting together for the year 2003. Bert Leany presented a list of items he felt should be accomplish in the year 2003. The board reviewed Bert's list.

Penny Weston served a yummy dessert to the board and then the meeting was adjourned.

# LEEDS DOMESTIC WATERUSERS

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

President	Scott Hayes	879-2457	Penny Weston	879-2170
Vice President	Bert Leany	879-2901	Scott Ricci	879-2150
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

December 19, 2002

Monthly meeting held at the Leeds Town Hall at 7 p.m.

Those in attendance:

Welcome: Scott Hayes

Pledge to the Flag:

Prayer:

Minutes:

Financial Statement & Check Registry:

Water Tests: Merle Gier

Merlin Sullivan:

Chlorinator Inc: Bert Leany

Report On Court date: Scott Hayes

New water line to balance tanks as they fill: Scott Ricci

*Cement Tank - Scott Ricci*

Update on Irrigation Pressurized water: Scott Hayes

Property by the Spring: Penny Weston

Jim Parnell: Monthly report:

Meeting to be adjourned:

# LEEDS DOMESTIC WATERUSERS

95 East Center

P.O. Box 460627

Leeds, Ut. 84746-0627

President	Scott Hayes	879-2457	Penny Weston	879-2170
Vice President	Bert Leany	879-2901	Scott Ricci	879-2150
Secretary/Treasurer	Sandra Browning	879-2345	Merle Gier	879-2903
Water Master	Jim Parnell	879-2854		

December 19, 2002

Monthly meeting of Leeds Domestic Waterusers Association

Location: Leeds Town Hall

Time: 7 p.m.

**Those in attendance:** President Scott Hayes, Vice President Bert Leany, Scott Ricci, Penny Weston, Jim Parnell, Sandra Browning, and Merlin Sullivan.

**Welcome:** President Scott Hayes

**Prayer:** Bert Leany

**Pledge to the Flag:** Scott Ricci

**Minutes:** The minutes were discussed and corrected. Bert Leany made a motion to approve the minutes as corrected and Scott Ricci seconded the motion and all approved.

**Financial Statement and Check Registry:** The financial statement and check registry were discussed and Penny Weston made a motion to accept the financial statement and the check registry. Scott Ricci seconded the motion and all approved.

**Merlin Sullivan:** Mr. Sullivan said he is protesting LDWA for charging him a \$10.00 monthly fee for his floater tap. He paid \$2500.00 for the tap. He said at the time the floater taps were issued they were promised to never be charged any money for the tap. The \$2500.00 paid for each floater taps helped LDWA pay Vere and Evelyn McMullin for land and water that LDWA bought from them and then were unable to make the payment.

LDWA found minutes that stated that the floater tap owners would pay \$5.00 per month for the taps, but this amount was never charged by LDWA until January 2002 when all standby tap owners were assessed \$10.00 per month per tap.

Merlin was told that if he would tell us the year he purchased the floater tap that LDWA would research again and see if there are any other minutes stating floater taps owners would not be charged a tap fee. So far LDWA has not found any other minutes, only the one that states there would be a charge for the floater tap. We will get back to Merlin

Sullivan if we find any thing new. We are going to charge him a standby fee until we find minutes that state anything to the contrary.

**Chlorinator Inc.** Bert Leany received some materials from Chlorinator Inc. about their line of chlorinators and upon studying the information found their equipment seemed a quality product. Their representative is Keith Scholzen from Scholzen's Product Co. in Hurricane and he would be close if there were problems. This seems to be a safe system and the cost would be around \$4000.00 plus the cost of a building to house the system. A gas is used in this chlorinator called liquid Hyperchlorinate. Bert told the board this system would not need the maintenance as other systems that we have looked into. So far there is no ruling on a mandatory chlorinator so we can continue to look for the system that fits our needs.

**Report on court date:** Friday, December 13<sup>th</sup>. was our small claims date with Terry Prisbrey. And we won the small claims case. (A copy of the proceedings is attached to the minutes.)

**New water line:** Lines to be installed to balance tanks as they fill: Scott Ricci said the new 10 inch pipe lines are purchased and Russell Peine will be doing the installation. This should help correct the problem.

**Cement Tank:** Scott Hayes told the board he would like to see the cement tank put back on line to provide more water volume and storage. The board members agreed with Scott H. to try again to put it on line.

**Up Date on Irrigation Pressurized Water:** The Irrigation Company plans to proceed with the irrigation pressurized water system. They want LDWA to help provide monies to do this project. But the irrigation system will not allow everyone in town to have access to the pressurized water so Scott Hayes does not feel that we can contribute unless everyone can have the opportunity to use the water.

**Property by the spring:** Penny Weston was asked to see who owns the property around the Oak Grove Spring. Penny found out the lady we thought owned the property around the spring was not the owner, but a representative of the Forest Service who is the owner.

**Monthly Report:** Jim Parnell told the board the pipe installation that goes from tank to tank is done. Jim painted some of the fire hydrants and renumbered them. We need to make a map of

these numbered hydrants on it for future reference. Brant Jones told Jim that he would pay for a new 8 inch line from the Silver Reef Road to his hay barn and the fire hydrant if we had the work done.

Bert Leany moved to adjourn.

12-08-02

Given to Scott Hayes

Bid Proposal from R.G. Peine Construction to install a 10 inch line from the gate( that goes to the well) going down the road to the pink tank.

Cost of Parts approximately \$5000.00. (From Scholzen's Product)

Digging ditch to install the pipe line \$6.00 to \$10.00 a foot (depending upon how hard it is to dig with a backhoe). \$2200.00 to \$3700.00.

The complete bid will be between \$7,000.00 to \$9,000.00.

Bill from R.G. Peine was \$3,295.00

Bill from Scholzen's was \$5,138.29

Totaling \$8,433.29 for project.