

LEEDS DOMESTIC WATERUSERS
BOARD MEETING
January 11, 2007
7:00 PM

Present: Maurice Hall, Joanne Dawson, Scott Ricci, Ron Whitmer, Danielle Stirling, Colin Korpi

Absent: Kirk McCullough

Meeting was opened at 7:12 PM by President Maurice Hall

Call to Order:

Welcome: Maurice Hall

Prayer: Maurice Hall

Pledge of Allegiance: Ron Whitmer

Minutes: Scott requested an addition to Item 1: Cousins Investment, 12/14/06 Minutes, to identify the handout given to the Board as: attached drawing titled WATER EX, sheet 1, dated 12/12/06. Ron MOVED: To approve 12/14/06 minutes as amended. Scott SECONDED. MINUTES APPROVED.

BUSINESS ITEMS

Item: Well Engineers

Maurice requested permission from the Board to write a letter to Ken Miller of Miller Consulting Engineers terminating his services. Four months ago the Board approved Ken Miller to study our well and make recommendations. After numerous calls there have been no results. Scott and Maurice feel Sunrise Engineering is well qualified to do the project. Danielle MOVED: To approve termination of Ken Miller Consulting and engage Sunrise Engineering at a cost not to exceed \$2,000. Scott SECONDED. MOTION PASSED.

Item: Article 9 Amendment to By-Laws

Our attorney, Rick Hafen says the Article 9 Amendment is "perfectly legal." We have no obligation to provide water to people not in our service area. Maurice would like to make the suggestion at our Shareholder's Meeting that Article 9 be changed to allow people to pay a "monetary value" in place of wet water; that they bring a certificate of water to our well and pay a fee. After the Capital Facilities study, Sunrise Engineering will be able to give us the cost for developing new water, and how that water should be allocated.

Item: Water Rates

We will wait until Sunrise Engineering comes back with recommendations. Sunrise will be invited to our Shareholders Meeting and available for questions.

Item: Annual Shareholders Meeting Preparation

Maurice gave a copy to each board member MRW Design Associates' construction cost estimate for a new building. He included the cost for paving, survey fees, and fencing. The total estimate is \$218,397 for a 3,200 square foot building. He will present the cost estimate amount to the shareholders.

Maurice prepared the 2007 budget and gave each board member a copy for their approval. The revenue amount showed slightly higher than 2006 but is based on the expected growth for 2007. The payroll expense allows us mid-year to hire a manager. Maurice's goal is to put together an agreement with Leeds Water Company and LDWA to help pay for that Manager/Water Operator. After deducting the expenses from our income, a little more than \$44,000 was left to create a Capitol Project Reserve, and an Emergency Restoration Reserve. (The budget was based on numbers taken from our QuickBooks accounting program.) Scott MOVED: To approve the 2007 Operating Budget for presentation at the Shareholder's Meeting. Ron SECONDED. MOTION PASSED.

Item: Silver Reef Highlands System Update

Scott has not heard back from Dallin Gardner. Homes are currently being built in the Silver Reef Highlands Development. This gives LDWA cause for concern. Dallin Gardner, the developer of Silver Reef Highlands Development, used substandard construction in building the water-line system in that development. The construction of the system does not meet LDWA's standards. The pipe from the meter to the house is undersized and needs to be increased. The correction to this problem is detailed in a letter by the developer's own engineering company sent to him several months ago. LDWA has a copy of that letter. To date nothing has been done. If this problem is not corrected each home owner will experience very low water pressure and water flow. Scott feels we need to send a letter to the homeowners at Silver Reef Highlands and tell them of the substandard construction used in their development and the resulting problems this will create. Maurice asked Joanne to draft this letter and give a copy of it to Scott, Danielle, and himself to review.

Information Item: The BLM and local fire agencies asked to use the road that goes to the Highland Tank and our well house as a fire break road and to perform fuel migration along this right-of-way. Maurice gave them permission to do so. This provides protection to our well house and ensures a supply of water.

Item: Cousins Investment (RV Park)/Don Fuller

Don said there is water available in well rights and mining water. Maurice said if he can get mining water to go into our spring we'll serve him. The water will need to be transferred to LDWA. Transferring is necessary for us to provide additional water. We do not have the rights to take more water from the spring than we are currently taking. Rick Sant would like to provide the RV Park and Campground with his mining water if it goes into our spring and will prepare a letter of intent. (In an earlier conversation with Maurice, Rick said he would put his water in reserve if LDWA promised to serve him and at the time of service he would pool his water into our system). Don needs water until he can purchase it from the Water Conservancy and would prefer to rent it until that time. If it becomes necessary to purchase, Jared Westhoff has also offered to sell Don some acre feet of his water. Maurice told Don if he can work an agreement with Rick or purchase from Jared he would be better served with LDWA than he would with the Water Conservancy and the rates would be much lower.

Don said they plan to have a "dry" line installed for future sewer use. They also have a septic system planned for the park and will need a will-serve letter from us. Maurice asked Joanne to prepare this letter with the stipulation that availability of water and our commitment to serve is conditional upon meeting LDWA's standards, fees, and the specifications as outlined in our By-Laws.

Adjourned at 8:30 PM

Recorded by Joanne Dawson

LEEDS DOMESTIC WATERUSERS
Monthly Meeting Agenda
January 11, 2007
7:00 P.M.

- I. Call to Order
 1. Welcome
 2. Prayer
 3. Pledge of Allegiance

- II. Approval of Minutes

- III. Board Business
 1. Silver Reef Highlands System Update
 2. Well/Engineers
 3. Article 9 Amendment to By-Laws
 4. Water Rates
 5. Annual Shareholders Meeting Preparation
 6. Business Development

- V. Adjourn

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Item: Well Engineers

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Adjourned at 8:30 PM

Recorded by Joanne Dawson

MRW DESIGN ASSOCIATES
 251 HILTON DRIVE SUITE 206
 ST. GEORGE UTAH 84770
 528-2377
 673-1859 fax

Leeds Domestic Water Users
 3,200 sq.ft. Maintenance Bldg.
 800 sq. ft. Finished Office Space

Construction Cost Estimate

Spec	Description	Typ. Costs
01100	TEMP UTILITIES	2,500.00
01200	CLEAN UP, DUMPSTER & MISC. LABOR	1,200.00
01760	SOILS TESTING	2,500.00
02000	GRADING, EXCAVATION (building pad only)	4,500.00
02010	SITE WORK, GRADING, ROADBASE AREA	32,000.00
03000	BUILDING CONCRETE	16,500.00
03500	SITE FLATWORK CONCRETE	3,300.00
05120	STEEL BUILDING PACKAGE	32,000.00
06150	STEEL BUILDING ERECTION	12,000.00
06200	OFFICE AREA FRAMING PACKAGE	2,500.00
06500	ROUGH FRAMING LABOR	2,500.00
06600	FINISH LABOR	1,450.00
06800	CABINETS AND COUNTERS	1,500.00
06900	FINISH PACKAGE	1,200.00
08331	RESTROOM ACCESSORIES	750.00
08510	HOLLOW METAL DOORS	1,580.00
09300	RAIN GUTTERS, SOFFITS	1,850.00
09400	SHEETROCK AND PLASTER, CEILING	2,000.00
09800	PAINTING	2,500.00
09820	FLOOR COVERINGS OFFICE AREA	1,000.00
15000	SWAMP COOLERS AND GAS HEATERS	5,500.00
15010	VENTALITION AT RESTROOMS	750.00
15100	PLUMBING	5,000.00
16100	ELECTRICAL FOR BUILDING	19,200.00
	Paving	20,000.00
	Survey Fees	2,000.00
	Fence	8,000.00
SUB-TOTAL		185,780.00
	Contractors Fee	10% 18,578.00
	5% Contingency	5% 9,289.00
	Architecture and Consulting Engineering	4,750.00
GRAND TOTAL		218,397.00

COST PER SQUARE FOOT

68.25

LEEDS DOMESTIC WATERUSERS ASSOCIATION
2007 OPERATING BUDGET

Ordinary Income/Expense

Income

Returned Checks	-\$135.00
Caselle Revenue (Water Sales)	\$132,000.00
Meter Rental	\$350.00
Connection Fees	\$55,000.00
Transfer Fees	\$330.00
Interest Income	\$5,000.00
Total Income	<u>\$192,545.00</u>

Expense

Bank Service Charge	\$110.00
Dept Service	
Leany Water Purchase	\$7,500.00
New Building	\$6,600.00 - <i>to be paid</i>
Capitol Facilities Plan	<u>\$250.00 - <i>to be paid</i></u>
Total Dept Service	<u>\$14,350.00</u>

Dues & Subscriptions	\$2,500.00
Equipment Rental	\$1,300.00
Insurance	\$2,500.00
Interest Expense (Leaney Irrigation)	\$262.00
License & Permits	\$820.00
Mileage Reimbursement	\$7,000.00
Meter Reading	\$2,665.00
Office Expense	\$500.00
Office Supplies	\$4,000.00
Payroll Expense	
Payroll Tax	\$4,700.00
Salaries/Wages	<u>\$47,500.00</u>
Total Payroll Expenses	<u>\$52,200.00</u>

Postage and Delivery	\$1,200.00
Professional Fees	\$9,000.00
Rent	\$1,500.00
Repairs & Maintenance	\$25,000.00
Subcontract Fees	
Blue Stakes	\$250.00
Subcontractor	<u>\$6,000.00</u>
Total Subcontract Expense	<u>\$6,250.00</u>

Telephone	\$1,600.00
To Capitol Projects Reserve	\$31,135.00
To Emergence Restoration Reserve	\$13,343.00 - <i>to be paid</i>
Travel	\$900.00
Utilities	\$3,210.00
Waterworks Supplies	\$10,000.00
Uncategorized Expense	\$1,200.00
Total Expense	<u>\$192,545.00</u>

Hinton, Burdick, Hall & Spilker PLLC

CPAs & Advisors
P.O. Box 38
63 South 300 East Suite 100
St. George, UT 84771
(435) 628-3663

LEEDS DOMESTIC WATER USERS ASSOCIATION
JOANNE DAWSON
P.O. BOX 627
LEEDS, UT 84746

Invoice No. 117832
Date 12/31/2006
Client No. 488084
Terms Due Upon Receipt

Current Professional Services:

Monthly Bookkeeping & Accounting Assistance	\$ 975.00
Start recording meter log, reconcile 1st & 2nd quarter payroll reports to QuickBooks records (what Joanne had prepared)	85.00
Supplies	115.00
Postage	<u>119.34</u>

Current Amount Due 1,294.34

Prior Balance as of 12/1/2006 3,173.87

12/13/2006 Payment (1,584.94)

Total Amount Due \$ 2,883.27

1,588.93 1/1 pm
1,294.34

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,294.34	1,588.93	0.00	0.00	0.00	2,883.27

** Please include your Client Number with payments to ensure proper posting **
** Payments received after statement date will appear on next statement **

Leeds Domestic Waterusers
218 North Main Street
PO Box 460627
Leeds, UT 874746-0627
435-879-0278

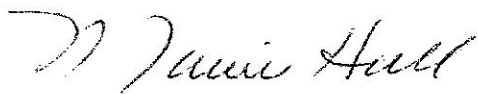
January 31, 2007

Property Owners
Silver Reef Highlands
Leeds, UT 84746

Dear Owner:

Homes are currently being built in the Silver Reef Highlands Development. This gives Leeds Domestic Waterusers Association (LDWA) cause for concern. The developer of Silver Reef Highlands Development, used pipe which will not meet LDWA standards in building the water system. The pipe from the meter to the house is undersized and needs to be increased. The correction to this problem is detailed in a letter provided by the developer's own engineering company which was sent to him several months ago. LDWA has a copy of that letter and to date nothing has been done to fix the problem. If this problem is not corrected each home owner may experience very low water pressure and water flow. We ask you to encourage Dallin Gardner to correct this problem as soon as possible. He can be contacted at 435-628-4663 or 435-668-1934.

Sincerely,



Maurice Hall
President LDWA

Copy
Will be delivered to
Utah Dept by DWA

LEEDS DOMESTIC WATERUSERS
218 North Main Street
PO Box 460627
Leeds, Utah 84746-0627
435-879-0278

January 12, 2007

Southwest Utah Public Health Department
168 North 100 East
St. George, UT 84770

To Whom It May Concern:

Ten acres starting at 50 West Babylon Road, Leeds, Utah, for an RV Park and Campground, owned by Don Fuller of Cousins Investment, is within the service area for water. However, the availability of water is conditional upon meeting Leeds Domestic Wateruser's standards, fees, and the specifications as outlined in their By-Laws.

If you have any questions please feel free to call me at 879-2022.

Thank you,



Joanne Dawson
Secretary, LDWA

LEEDS DOMESTIC WATERUSERS
ANNUAL SHAREHOLDER'S MEETING
February 6, 2007
7:00 PM

Present: Maurice Hall, Kirk McCullough, Ron Whitmer, Joanne Dawson, Scott Ricci, Danielle Stirling, and shareholders in attendance

Meeting was opened at 7:07 PM by President Maurice Hall

Call to Order:

Welcome: Maurice Hall

Prayer: Don Fawson

Pledge of Allegiance: Danielle Stirling

Minutes: Scott Ricci MOVED: To approve 2006 Annual Shareholder's Minutes. Danielle Stirling SECONDED. MINUTES APPROVED.

REPORT ITEMS

Information Item

Maurice presented a letter regarding the need for an automated notification system during water outages. TCN, a company that provides this service to the school district will provide for us as well. The cost of this service will be \$.17 for each call answered by a person or answering machine. Shareholders will receive this letter with their February bills and can return the requested information with their payments.

Item: Capital Facilities Plan/Joel Andrus of Sunrise Engineering

Maurice found no defined capital facilities plan, or emergency restoration plan in place for LDWA. There was money, but not set aside for any specific purpose. Also, the need to define our area (i.e. how much water we have and how many properties we can serve) prompted the need to commission Sunrise Engineering to study and prepare a Capital Facilities Plan for LDWA. Joel Andrus of Sunrise Engineering is heading the project. In this plan they will recommend allocation of our water and monies as needed for the next 20 years. The allocation will meet state laws, will benefit our shareholders, and will give LDWA direction.

Though a separate issue, the Board felt it vital to also commission Sunrise Engineering to study our well. It has not been run since October 2006. At that time red sand was found in the water. Joel said a driller was coming by the end of the week to pull the pumps, drop a camera in and check the condition of the well. They will make recommendations at that time.

Item: Projected 2007 Budget/Maurice Hall

Each person present received a copy of the 2006 Balance Sheet, and a Profit & Loss Budget Overview for 2007. An explanation for new items included:

- Investment account under checking/savings or sweep account. The bank "sweeps" all but \$30,000 out of our account each night, uses the money, then replaces it in the morning with interest.
- Our assets are \$1.4 million. Fixed assets to be updated after the Capital Facilities Plan.
- The largest revenue is called Caselle, the name of the accounting system that does our billing.
- Total income is \$187,545.
- A monthly amount of \$250 will pay over time for the Capital Facilities Plan.
- Money after expenses will create a Capitol Projects Reserve of \$28,238, and an Emergency Restoration Reserve of \$13,343

- A new item under Salary/Wages include money to hire a Water Manager/Water Operator with management experience to run our water company. Maurice would like to have the irrigation company and LDWA share his salary. Danielle MOVED: To approve the budget as outlined for January through December 2007. Scott SECONDED. SHAREHOLDERS VOTED. MOTION PASSED.

Item: Report of 2006 Water Tests/Scott Ricci

There were no unsatisfactory samples taken for the year, all monitoring tests were satisfactory. A Nitrate Test in both the spring and the well was satisfactory. A State Inspector did a Water Quality Assurance Report. We had some minor deficiencies. All but one has been corrected and that is raising the lid on the Silver Reef Tank to 18" above the grade. This will be done soon.

Item: Accomplishments in 2006/Danielle Stirling

- We started a Capital Facilities Plan
- We installed gates at the Highland Tank Well area for security
- The Silver Reef Highland Tank is up and running
- Our sanitary survey was completed and passed
- We obtained new CPA advisors to do our financials and billing
- We secured a temporary office for LDWA in the Town Hall
- We secured a temporary storage facility for tools and equipment
- We put money into a checking "sweep" account to draw interest
- We dedicated money for emergency breakdowns
- We have a policy and procedures in place for a Cross-Connection Control Program
- We had 12 new service connections

Item: Goals for the Year 2007/Ron Whitmer

- To have a new building
- To have a Capital Facilities Plan completed
- To work on the automated system
- To continue organizing files
- Explore the option of hiring a water manager

ACTION ITEMS

Item: By-Law Amendment: Article 9

Under Chapter 21, paragraph 2.2, of the City Ordinances, it reads: "provisions of this ordinance shall be applicable to all divisions of land which two or more parcels are created. The division shall be termed subdivision and is only within the town limits." By definition this means any time you take one piece of property and make 2 or more lots out of it, it becomes a subdivision. It, however, does not define developer. Does the board apply this definition to Article 9? How does a person making 2 lots out of one provide their own "wet" water? Water Conservancy District water cannot go into our system, and it's not economically feasible for them to drill a well.

It was proposed by Maurice that in lieu of bringing in "wet" water they bring in water rights and pay an impact fee. This fee would portion their cost for drilling a well and building its storage system. This would protect the water the shareholders own and would not burden them with additional costs. Costs would be borne by those people causing the expense. Article 9 does not allow LDWA to do this.

Concerns were raised during open discussion. For example, should a well above Eldorado Hills be improved and water put into it? Should irrigation water on land to be developed be converted to culinary water? Should the purchaser pay the assessments for a new pipeline? Are there any new well rights available? It was the consensus of the attending shareholders to wait until the Capital Facilities Plan is completed. See how the water is allocated, organize a group to study the issue, and involve the shareholders at a meeting to re-write the by-laws. Volunteers asking to be part of that study group: Don Goddard, Don Fuller, Don Fawson, Susan Savage, Fred Freise, and LoAnne Barnes.

Item: New Building for LDWA

The Board voted to present to the shareholders the proposition to build a building on the one acre lot LDWA purchased from Bert Leany 5 years ago, located north of the fire station. MRW & Associates gave an estimated cost of \$218,397 for a 3200 square foot building including 800 square feet of office space. Rural Development will provide a loan at 4.5 - 5% interest. It is a good investment for the future, is needed for LDWA to function as a company, and can always be sold later if necessary. Don Goddard MOVED: To allow LDWA to build a new building. Dale Barnes SECONDED. SHAREHOLDERS VOTED UNANIMOUSLY WITH ONE ABSTENTION. MOTION PASSED.

VOTING OF NEW BOARD MEMBERS

Nominations from the floor were made for two new board members. Three judges were assigned to canvas the vote and tally the results: Ron Whitmer, Donna Ricci, and Susan Savage. Donna announced the winners. They were:

Maurice Hall, re-elected to a 2 year term
Susan Savage, newly elected to a 2 year term

EXECUTIVE SESSION

New board member Susan Savage was given the Oath of Office. Election was made among the board members for officers. Maurice Hall was voted as President, and Ron Whitmer as Vice-President.

Meeting Adjourned at 9:07 PM

Recorded by Joanne Dawson

Cash Basis

Leeds Domestic Waterusers Profit & Loss Budget Overview January through December 2007

	Jan - Dec 07
Ordinary Income/Expense	
Income	
Returned Checks	-135.00
Caselle Revenue	132,000.00
Meter Rental	350.00
Connection Fees	55,000.00
Transfer Fees	330.00
Total Income	187,545.00
Expense	
Bank Service Charges	110.00
Debt Service	
Capitol Facilities Plan*	250.00
New Building*	6,600.00
Leany Water Purchase*	7,500.00
Total Debt Service	14,350.00
Dues and Subscriptions	2,500.00
Equipment Rental	1,300.00
Insurance	2,500.00
Interest Expense	3,159.00
Licenses and Permits	820.00
Mileage Reimbursement	7,000.00
Meter Reading	2,665.00
Office Expense	500.00
Office Supplies	4,000.00
Payroll Expenses	
Payroll Tax	4,700.00
Salaries/Wages	47,500.00
Total Payroll Expenses	52,200.00
Postage and Delivery	1,200.00
Professional Fees	9,000.00
Rent	1,500.00
Repairs & Maintenance	25,000.00
Subcontract Expense	
Blue Stakes	250.00
Subcontract Expense - Other	6,000.00
Total Subcontract Expense	6,250.00
Telephone	1,600.00
To Capitol Projects Reserve*	28,238.00
Emergency Restoration Reserve*	13,343.00
Travel & Ent	
Travel	900.00
Total Travel & Ent	900.00
Utilities	3,210.00
Waterworks Supplies	10,000.00
Uncategorized Expenses	1,200.00
Total Expense	192,545.00
Net Ordinary Income	-5,000.00
Other Income/Expense	
Other Income	
Interest Income	5,000.00
Total Other Income	5,000.00
Net Other Income	5,000.00
Net Income	0.00

Leeds Domestic Waterusers
Balance Sheet
 As of December 31, 2006

	Dec 31, 06
ASSETS	
Current Assets	
Checking/Savings	
Investment Account	243,726.48
Wells Fargo - Checking	31,477.64
Wells Fargo - Savings	2,528.96
Total Checking/Savings	277,733.08
Accounts Receivable	
Accounts Receivable	13,234.03
Total Accounts Receivable	13,234.03
Other Current Assets	
FS-CD-0767	15,775.64
Wells Fargo - Almost CD	54,262.21
Total Other Current Assets	70,037.85
Total Current Assets	361,004.96
Fixed Assets	
Leany Irrigation water	190,000.00
Irrigation Co. stock cert.	6,400.00
Irrigation	4,000.00
Inv-waterlines-meters	431,316.10
Hogan Springs (Westhoff)	25,500.00
Hogan Springs (Felt)	22,980.00
Hogan Springs (Cuff)	117,000.00
Gunter well water (irrigation)	58,300.00
90 Storage Tank	102,220.93
82 Storage Tank	89,465.00
Total Fixed Assets	1,047,182.03
TOTAL ASSETS	1,408,186.99
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Current Portion N/P Leany	4,341.09
Prepaid Services	400.66
Payroll Liabilities	821.89
Total Other Current Liabilities	5,563.64
Total Current Liabilities	5,563.64
Long Term Liabilities	
Leany Irrigation Water Purchase	58,837.04
Total Long Term Liabilities	58,837.04
Total Liabilities	64,400.68
Equity	
Unrestricted Net Assets	1,264,655.40
Net Income	79,130.91
Total Equity	1,343,786.31
TOTAL LIABILITIES & EQUITY	1,408,186.99

January 30, 2007

Dear Wateruser,

As we are all painfully aware, our water delivery system has been shut down a number of times over the last couple of months. As a board we have made an honest effort to notify everyone by posting a notice on the bulletin board at the post office as well as at the Leeds Market. The degree of success in this endeavor has been less than satisfactory based upon the number of phone calls I and others have received.

We apologize for the inconvenience we have caused and hope we can serve you better in the future.

In looking for a method to make notification of outages and other emergencies I have been led to a service provided by a company named TCN. This same service is used by the school district and others in the area. TCN is a St. George based service provider for Telephone Notification.

The way this works is, we will provide them with a data base of telephone numbers and as each notification is required we then provide the message to be delivered. This data base will not be shared with anyone outside the management of LDWA and TCN. The message will then be sent to each provided phone number electronically. The cost of this service is \$.17 per minute and only for completed calls. A completed call is someone physically answering the phone or an answer by an answering machine.

Now we get to your part in this process. We are asking each of you to fill out the form below, and enclose it with your next payment.

Thank you so much for your patience,

Maurice Hall
President LDWA

_____ cut and return _____

Telephone Notification

Name: _____

Address: _____

Telephone number you wish to be notified: _____

Signed: _____ Date: _____

MRW DESIGN ASSOCIATES
 251 HILTON DRIVE SUITE 206
 ST. GEORGE UTAH 84770
 328-2377
 673-1859 fax

Leeds Domestic Water Users
 3,200 sq.ft. Maintenance Bldg.
 800 sq. ft. Finished Office Space

Construction Cost Estimate

Spec	Description	Typ. Costs
01100	TEMP UTILITIES	2,500.00
01200	CLEAN UP, DUMPSTER & MISC. LABOR	1,200.00
01760	SOILS TESTING	2,500.00
02000	GRADING, EXCAVATION (building pad only)	4,500.00
02010	SITE WORK, GRADING, ROADBASE AREA	32,000.00
03000	BUILDING CONCRETE	16,500.00
03500	SITE FLATWORK CONCRETE	3,300.00
05120	STEEL BUILDING PACKAGE	32,000.00
06150	STEEL BUILDING ERECTION	12,000.00
06200	OFFICE AREA FRAMING PACKAGE	2,500.00
06500	ROUGH FRAMING LABOR	2,500.00
06600	FINISH LABOR	1,450.00
06800	CABINETS AND COUNTERS	1,500.00
06900	FINISH PACKAGE	1,200.00
08331	RESTROOM ACCESSORIES	750.00
08510	HOLLOW METAL DOORS	1,580.00
09300	RAIN GUTTERS, SOFFITS	1,850.00
09400	SHEETROCK AND PLASTER, CEILING	2,000.00
09800	PAINTING	2,500.00
09820	FLOOR COVERINGS OFFICE AREA	1,000.00
15000	SWAMP COOLERS AND GAS HEATERS	5,500.00
15010	VENTALITION AT RESTROOMS	750.00
15100	PLUMBING	5,000.00
16100	ELECTRICAL FOR BUILDING	19,200.00
	Paving	20,000.00
	Survey Fees	2,000.00
	Fence	8,000.00
SUB-TOTAL		185,780.00
	Contractors Fee	10% 18,578.00
	5% Contingency	5% 9,289.00
	Architecture and Consulting Engineering	4,750.00
GRAND TOTAL		218,397.00

COST PER SQUARE FOOT

68.25

AMENDMENT TO BYLAWS

We, the shareholders of the Leeds Domestic Waterusers Association, do hereby approve and vote to amend the "Bylaws of Leeds Domestic Waterusers Association" by adding a new Article IX, Section 5, as follows:

ARTICLE IX

Section 5. New Developments

New developments of property that desire to receive water service from the Association shall comply with all requirements of the Association before connecting to the Association's water pipe lines. The following are minimum requirements that new developments must meet:

- (1) Developers shall provide the Association both sufficient water rights and a sufficient water source before connecting to the Association's water system. Examples of a water source are a new well or contract water from the Washington County Water Conservancy District or other supplier.
- (2) Developers shall be responsible for constructing and installing all pipelines, valves, and other infrastructure necessary for the delivery of water from the point where the developers' pipeline connects to the Association's water system to the point of delivery for the new uses. Developers may not connect to the Association's system until the requirements of Article IX, Section 1, are met, the new infrastructure is completed, and the infrastructure is inspected and accepted by the Association's engineer or manager.

WHEREFORE, this amendment is made pursuant to Article XI of the Association's Bylaws, and is hereby duly adopted by a majority vote of the shareholders present at its regularly scheduled annual meeting held on February _____, 2005.

Secretary

Date: _____

Last year there were questions regarding our voting procedure at the Annual Shareholder's Meeting. This year we want to be prepared. I have listed our procedure according to LDWA's By-Laws:

1. Regardless of the number of shares held, a shareholder shall have one vote.
2. No proxy voting allowed.
3. Nominations shall be made from the floor by any member present.
4. Names of nominees written where all can see (chalkboard).
5. There shall be at least twice as many nominations as there are vacancies.
6. President shall appoint 3 judges from those present to canvas the vote.
7. After tallying votes, results will be announced.

In a board session after the shareholder's meeting new board members shall be sworn in by the secretary, and the board shall vote for it's officers.

2007 Annual Shareholder's Meeting
Attendance Roll

RON FULLER
Dorovan Fuller
Karen Fuller

DAVE + ALICE HARBOUR

Wally & Karen Marion
Susan Savage
Don Goddard

Fred Frise
Donald Dawson

Lo Arne Barnes
Dale & Barnes

George Fridell
Joel Andrus

Scott + Donna Rice

LPWA Board
Maurie Hall
Kirk McCallough
Ron Whitmer
Bernie Stirling
Joanne Dawson

Shareholder's Mtg 2007
Voting Results

Maurice Hall		15
Don Fuller		
Susan Savage		9
Don Gausson		
Paul Kreise		

January 30, 2007

Dear Wateruser,

As we are all painfully aware, our water delivery system has been shut down a number of times over the last couple of months. As a board we have made an honest effort to notify everyone by posting a notice on the bulletin board at the post office as well as at the Leeds Market. The degree of success in this endeavor has been less than satisfactory based upon the number of phone calls I and others have received.

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Thank you so much for your patience,

Maurice Hall
President LDWA

_____ cut and return _____

Telephone Notification

Name: _____

Address: _____

Telephone number you wish to be notified: _____

Signed: _____ Date: _____

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6. President shall appoint 3 judges from those present to canvas the vote.
7. After tallying votes, results will be announced.

In a board session after the shareholder's meeting new board members shall be sworn in by the secretary, and the board shall vote for its officers.

LEEDS DOMESTIC WATERUSERS
Monthly Meeting Agenda
March 8, 2007
7:00 P.M.

- I. Call to Order
 - 1. Welcome
 - 2. Prayer
 - 3. Pledge of Allegiance

- II. Approval of Minutes

- III. Board Business
 - 1. Gordon Casey Subdivision Update
 - 2. Silver Reef Highland Letter/Follow Up
 - 3. Well Update

- IV. Executive Session
 - 1. Bruce Whited
 - 2. Letter from Colin

- V. Adjourn

LEEDS DOMESTIC WATERUSERS
BOARD MEETING
MARCH 8, 2007
7:00 PM

Present: Maurice Hall, Scott Ricci, Danielle Stirling, Susan Savage

Absent: Ron Whitmer, *James Dussan*

Meeting was opened at 7:00 PM By President Maurice Hall

Call to Order:

Welcome: Maurice Hall

Prayer: Maurice Hall

Pledge of Allegiance: Susan Savage

Minutes: Scott MOVED: To approve 2/20/07 minutes. Susan SECONDED. MOTION PASSED

Business Items

ITEM: GORDON CASEY UPDATE

LDWA has received the as built prints, an the deed to the water which has been recorded. The conveyance document need to be rectified. Scott is over viewing this and it will need to be sent to the state. There is a missing detailed map of which land is being taken out of irrigation. . Danielle MOVED: To table the Gordon Casey Subdivision until next meeting. Scott SECONDED. MOTION PASSED.

ITEM: SILVER REEF HIGHLANDS LETTER

A letter was sent to the Silver Reef Highlands Owners which explained the dilemma with the incorrect pipe that was put in their subdivision. It gave all of the information that was needed to rectify the problem. LDWA has done and will continue to do their part to give every opportunity to recommend greater size pipe.

ITEM: WELL UPDATE

The well isn't well. A driller is scheduled for Monday the 12th of March. The building has been modified to allow driller to access it. Engineers have found a pump that would be adequate for the well. Scott and Maurice have suggested that a letter of conservation be sent out to all users that specify: Please limit outside watering, The well is down, Please conserve until we get through the fixing process. SITLA will need to replace 115 horsepower pump. We need 130 pump. They agreed to compensate for the upgrade.

Board Business

Wells and Arlene Green-had questions for board

Stand by taps didn't receive notice of shareholders meeting.

They would like to know if the well will allow for more water so others don't have to bring in water.

The answer is no.

They asked about Ron Thompson and his water. - LDWA has no contract with Ron Thompson

They asked about meter charges and if they could be paid before they build.

The answer was it was intended to be paid when you are ready to build.

They were under the impression they are responsible for a \$5000 hookup fee. They wanted to know if they could prepay.

The answer was yes

Susan MOVED: 8:45 to close meeting Scott SECONDED

Recorded by Danielle Stirling

ldwa

From: "Clerk Recorder" <leedstownhall@qwest.net>
To: "Karen Markovich" <leedstownhall@qwest.net>
Sent: Friday, March 09, 2007 11:17 AM
Attach: LDWA NOTICE 3-9-07.doc
Subject: LEEDS DOMESTIC WATER ASSOCIATION NOTICE

IMPORTANT NOTICE
TO
LEEDS DOMESTIC WATER USERS (LDWA)
POSTED MARCH 9, 2007

Our well has been taken off line in order to make repairs. Due to damage created by nature over the past years we are faced with a complete renovation of the well. This will include re-drilling (cleaning), installing new casing, and replacement of the pump and column pipe. As is usually the case, this process is taking longer than had been anticipated.

Presently our *only source* of drinking water is the spring, located up the canyon. This spring is not capable of providing for our needs during high peak water usage. As of yesterday the spring was just holding its own against our usage.

Water conservation is always important, ***however at this time it is a must if we are to have adequate water for our day to day use.*** With this in mind we encourage each of you to do your part in helping with the conservation effort.

We encourage you to limit your outside watering to only that which is essential, and to find any other means possible to conserve water in helping us get through this down time. For those with swimming pools now is not the time to fill or refill you pool. It is anticipated the well will be up and working in about three weeks.

Thank you for your help,
LDWA Water Board

LEEDS DOMESTIC WATERUSERS
BOARD MEETING
April 12, 2007
7:00 PM

Present: Maurice Hall, Scott Ricci, Joanne Dawson, Colin Korpi

Absent: Ron Whitmer, Danielle Stirling, Susan Savage

Meeting was opened 7:05 PM by President Maurice Hall

This was not a formal Board Meeting, there was not a full quorum present. The following items, however, were discussed.

Item: Gordon Casey/Vista Estates II

Water connections cannot be issued to builders in Vista Estates II until the water transfer has been completed. Joanne was assigned to send a letter to Gordon Casey and request a Plan of Convergence Map, and the completed paperwork. She was asked to show the letter to Scott for approval.

Item: Well Status

- An estimate for a 30HP submersible pump was \$10,348.
- The well is drilled out to a 450 foot depth.
- The first part of next week (4/16/07) we'll start installing the casing.
- After the casing has been installed, they will come back and test pump it for 3-5 days. Once we find the level of water it will sustain, we can order a new pump.
- It will probably take a week to get the pump.
- We're hoping the well will be up and going the first of May.

Item: Heavy Water Users

Cottam's RV Park has 5 meters that are billed separately. Maurice wants to discuss with the board the possibility of making those 5 meters into one manifold meter. They went through 156,000 gallons last month. He also gave a list of approximately 20 high water users to Colin to re-read and check for leaks. Joanne was asked to notify these customers with the results.

Maurice asked Joanne to call another board meeting for next week.

Adjourned at 8:30 PM

Recorded by Joanne Dawson

LEEDS DOMESTIC WATERUSERS
218 North Main Street
PO Box 460627
Leeds, UT 84746-0627
435-879-0278

April 16, 2007

Dear Board Member:

Another board meeting has been scheduled for this week at the town hall. There was not a quorum for our last scheduled board meeting April 12, 2007, so Maurice asked me to schedule one for this week. I was able to reserve the Town Hall for this Thursday, April 19, 2007, at 7:00 pm. Hope to see you there.

Thanks,
Joanne

NOTICE

LEEDS DOMESTIC WATER USERS

MARCH 27, 2007

Back on March 9 we informed you of pending repairs to our well. These repairs started a week ago and seem to be plagued with problems. I can not tell you when the repairs will be completed and the well put back on line. My best guess is three weeks.

Presently our only source of drinking water is the spring, located up the canyon. Water conservation is always important, however at this time it is a must.

Over the past three days as residents we have used more water than we are receiving from the spring.

If the usage continues as seen over the last three days we will be forced to put in place a water rationing plan. Please help by conserving water so we do not have to take the more drastic measures.

Those who have irrigation water will you please use it for all of your outside water needs.

Thank you for your help,
LDWA Water Board

NOTICE of PUBLIC MEETING LEEDS DOMESTIC WATER USERS

The Public is invited to Attend
Thursday, April 14, 2007 7:00 p.m.
At the Leeds Town Hall

AGENDA

- | | | |
|-----|------------------------|---------------|
| 1. | Call to order | Maurice Hall |
| 2. | Roll call | Maurice Hall |
| 3. | Prayer | |
| 4. | Pledge of Allegiance: | |
| 5. | Approval of Agenda | Maurice Hall |
| 6. | Approval of minutes | Maurice Hall |
| 7. | Water usage | Scott Ricci |
| 8. | Report on well | Scott/Maurice |
| 9. | Gordon Casey Update | Scott Ricci |
| 10. | Board Member reports | Board |
| 11. | Motion for adjournment | |

This notice was posted 4/11/2007 by Maurice Hall at the following locations:
Leeds Post Office and Leeds Town Hall.

LEEDS DOMESTIC WATERUSERS
BOARD MEETING
April 19, 2007
7:00 PM

Present: Maurice Hall, Joanne Dawson, Scott Ricci, Ron Whitmer, Danielle Stirling, Susan Savage

Meeting was opened at 7:10 PM by President Maurice Hall

Call to Order:

Welcome: Maurice Hall

Prayer: Maurice Hall

Pledge of Allegiance: Scott Ricci

Minutes: Scott MOVED: To approve 3/8/07 minutes. Danielle SECONDED. MINUTES APPROVED.

BUSINESS ITEMS

Item: Well Update

The casing to the well went down to 150 feet then stopped. The casing was pulled and at 150 feet they found a rock that had slipped into the well. The rock was forced to the bottom and the depth was measured again. Only two feet of well was lost. The casing was then put down and secured. It is cased to about 460 feet and is gravel packed. The perforation is 200 feet from the bottom up, or starts at 260 feet. A test pump should be here by Monday to see what levels the well will sustain. The engineers are looking for a permanent submersible pump with a slow start at 1800 rpm's. This should save bowls and power. Overall, the well should be a good one.

Item: Water Usage

Three notices were sent asking water users to limit their usage. After the first 2 notices, people were using more water instead of less so a 3rd notice was sent to limit users to 450 gallons per day. They were told water overages will be assessed a penalty of \$20.00 per each increment of 450 gallons. In fairness to those who cooperate, a question from the floor was raised as to whether the Board intends to follow through with the penalty and hold those accountable for exceeding the limit. The Board intends to strictly enforce this penalty. Those with extenuating circumstances may plead their case before the Board at our board meeting.

Cottam's RV Park has 5 meters and used 156,000 gallons of water in March. They paid very little in overage. Past boards have ignored this. Maurice suggested that any businesses with more than one meter in one location, combine their meters into one master meter and have one single reading. Ron and Susan were assigned to see if share certificates were issued to the RV Park and how many. Using the RV Park as an example, they were asked to check with Rick Hafen to see if this can be done without any legal implications. He also asked them to research commercial rates used in other water districts so we have ideas to work from.

As a matter of record, LDWA intends to repay the irrigation company for water used during the time our well has been down. We will pay them back by pumping water back into our system and letting them have it out of the spring. Scott MOVED: That we repay the irrigation company for the water they allowed us to use over the period of time our well was down and should the irrigation company run out of water, we will extend that period of time as needed. Susan SECONDED. BOARD VOTED. MOTION PASSED. Danielle was asked to report to the irrigation company.

Item: Gordon Casey Update

Gordon Casey gave Norma Gier a piece of a lot so she could subdivide her lot to form a lot for his subdivision. He said he was dividing all the water in his subdivision except for that one lot. We will provide water to that lot for a connection fee.

Don Fuller asked if they brought us water rights and donated money to help with the expense of the new well would that suffice as wet water? Maurice said that is exactly where he wants the process to go; to see the developer have the option of providing certificate water plus pay the fee to help us develop that water. To do this the Board needs to check with our attorney. Don said he would be very willing to help with attorney fees if it would help expedite this change. Maurice said if he and Gordon Casey can put something together, the Board would meet with them to talk about it.

Item: Letters

- Ready to send: Letter to Gordon Casey requesting Convergence Map and completed paperwork.
- Send to Joleen Gunderson for J.W. Beesley's account: Continue to send payments as agreed until paid in full. Enough awareness was given concerning the leak, relief was given by not charging for one month's use in October, and setting up a payment plan without late fees.
- Send to Richard Carson in Huntington Beach, CA: Invite him to attend a board meeting to plead his case and Board will consider his request for relief.

Adjourned at 8:30 PM

Recorded by Joanne Dawson

Name	April 07	March 07	February 07	January 07	December 06	November 06	Total Usage
R & R Engineering	6830	6070	7360	6980	6630	10130	44000
Silver Reef Park	0	0	0	0	19750	138860	158610
Cosmopolitan Restau	16730	14430	13460	15160	11050	0	70830
Leeds Cemetery	200	0	0	0	0	0	200
Leeds Town Hall	60	80	60	490	70	460	1220
Rice Bank	4000	1090	1260	1310	2580	26230	36470
BJ Realty Company	11940	1870	1930	1960	1640	1550	20890
Cousins Invest Shop1	56520	41110	52290	64040	74880	90350	379190
Cousins Invest Shop2	21490	17470	34780	35240	24860	35310	169150
QWest	0	0	30	80	640	70	820
Leeds Storage Units	4000	2300	400	2000	3500	1000	13200
LDS Chapel	14690	5350	410	0	810	5000	26260
Walton Plaza	520	370	520	1830	330	360	3930
Zion West Rv Park	6010	6920	10760	8240	4100	4990	41020
Leeds Fire Depart	6910	640	530	3650	8690	640	21060
Cottam RV Park 1	26060	12920	19610	13840	16290	19150	107870
Cottam RV Park 2	28270	2870	4190	3110	5010	6650	50100
Cottam RV Park 3	19820	11850	29370	21720	13040	16310	112110
Cottam RV Park 4	75760	40970	5000	50980	58430	59300	260440
Cottam RV Park 5	6620	5800	16660	5920	9220	10010	54230
Total Commercial							1571600

584,750

107870
50100
112110
260440
54230

JW Beesley
7 North Main Street

10/5/06 Phone message: Can water be turned off, no one lives there, owes \$439.18

10/9/06 Prepared a work order (#58) for Colin to turn off water. He turned water off 10/24/06 and returned completed work order. No leakage on our side of the meter. Joseph Beesley was notified.

10/30/06 Jolene Gunderson (Joseph Beesley's daughter) called regarding the bill. Owing now \$856.84. She was told of water leak on their side of the meter, possible breakage in water line. She said her father was living in Salt Lake and on a fixed income. She said he was too old to handle his affairs and she would take over. I told Jolene we would not charge for any October usage after shut off was requested and would accept monthly payments he could afford without late fees. She said they could send \$40.00 a month.

1/22/07 John Beesley (Joseph Beesley's son) called and requested a bill from August to present be sent to Rick Francom of Farmers Insurance. I sent a letter and history of water usage from February 2006 to present. It showed the break in his line began in June 2006, then began to gradually worsened. The highest usage was in August 2006. I faxed the information to Mr. Francom and mailed the letter to John.

1/26/07 Prepared a letter to John Beesley giving an historical order of events and explained that we did not charge his father for the 24 days in October.

Telephone Notification requests for TCN sent with February 2007 billing. Received a note from Jolene on notification that her father had passed away. She included an incomplete address for herself on the notification. To receive the notification she had to have received the bill.

Maurice Hall

From: JaNeece Buchanan [JaNeece@hintonburdick.com]
Sent: Thursday, April 12, 2007 2:10 PM
To: Maurice Hall
Subject: LDWA - Beesley

Maurice,

I received a note with from Joleen Gunderson (J Beesley's daughter). She says, "Last summer there were several months we didn't get a water bill. Mewanwhile a pipe had broken & we didn't know about it. Could you make an adjustment on this balance, please. Joseph died on Feb 13, 2007, so correspondence will be with Joleen."

To give you a little background, we found out later that he was living with his son in Salt Lake last summer. They didn't request their water to be shut off or bills to be sent to a different address until we had tried to contact them about high water useage. They agreed with Joanne to pay \$40 a month until the balance was paid off, with no late charges or interest. They have been making payments faithfully since the agreement. Their balance is currently \$616.84.

If you need any more information please feel free to ask. I hope this will help the board make a decision.

JaNeece Buchanan

HintonBurdick CPAs & Advisors
63 South 300 East, Suite 100
St. George, UT 84770
Phone: 435-628-3663 Ext 256
Fax: 435-628-3668
janeece@hintonburdick.com

This notice is required by IRS Circular 230, which regulates written communications about federal tax matters between tax advisors and their clients. To the extent the preceding correspondence and/or any attachment is a written tax advice communication, it is not a full "covered opinion." Accordingly, this advice is not intended and cannot be used for the purpose of avoiding penalties that may be imposed by the IRS, nor can it be used by another party not addressed herein.

*Answered 2/11/07
& answer to Maurice*

*856
716 Main Street*

Richard C. Carson

2066 Oak Grove Dr.
PO Box 460598
Leeds, UT 84746

562.209.2802

April 19, 2007

Leeds Domestic Waterusers
PO Box 2998
St. George, UT 84771

Re: Our Account: 1051.1
Emergency Notice dated April 6, 2007

Dear Sirs:

I am in current receipt of an "Emergency Notice", dated April 6, 2007. I did not receive the notice until my return from Hawaii and Japan on the evening of April 17, 2007. I reviewed my mail and email for the first time post return on April 18, 2007 and immediately notified, via email, Karen Markovich, City Clerk, of my receipt of the notice.

Unfortunately, during my absence, I had set my automatic sprinklers to automatically water my yard, the purpose for which they are intended when a person is on vacation. This morning, I scanned my water meter to discover that I had apparently used 16350 gallons of water since the last reading of the meter (1456810-1440460= 16350). I recognize that this may have substantially exceeded the 450 gallon limit per day imposed by the "Emergency Notice". For this I apologize. I have now taken steps to substantially curtail my water use.

However, I would respectfully request to be relieved of any penalties for the following stated reasons:

I did not receive and review the notice until April 18, 2007 one day after my return. It is my opinion that if the Board needs to provide "Emergency Notices" to its members, it must undertake same by personal delivery of the notice or by first class mail with signed acknowledgement and return receipt. This is the only valid way that the Board can legally determine the actual receipt of "Notice" prior to implementation of "Emergency" measures and attendant penalization. Without actual notice, a member is potentially denied due process of law if there is a subsequent penalization.

Prior to implementation of the "Emergency" measures, the Board should have called a special meeting, open to all constituents, to solicit their input regarding the contemplated "Emergency" measures. I do not recall receiving any such notice.

Leeds Domestic Waterusers
April 19, 2007
Page two:

The Board needs to establish procedures for exceptions, variances or similar vehicles for relief from the "Emergency" measures. In my case, although I have only a single meter/tap, I own and occupy two legally distinct lots. Both lots receive their water from a single meter/tap. Situated on both of my lots I have several dozen fruit trees which require more than nominal watering at this time of year for health and fruit bearing reasons. I did not plant these trees and they have been in place for more than 20 years.

Finally, the Board should consider that their implementation of a penalty needs to have its basis in logic, reason and clarity of understanding. To assess a penalty of \$20.00 for each day's use of water in excess of 450 gallons is not only a probable violation of due process but is probably excessive and an undue hardship upon those that can ill afford it. As an aside, how do you intend to undertake your determination of excess daily use? As an example, unless you measure each member's *daily water use*, how can you determine that a person has exceeded 450 gallons per day? In my case, I can argue that my excess use occurred, in total, on one day and therefore, if I am to be fined at all, it should be for a single day's use in excess of the 450 gallons per day. The Board needs to rethink its position on fines and fine determination.

Upon your receipt and review of the contents of this letter, should you wish to discuss the merits of any of the subject matters set forth herein, please do not hesitate to call. I may be reached at 435.879.1990 or on my cell phone at 562.209.2802.

Sincerely,



Richard C. Carson

RCC: lal

JaNeece,

Thank you very much for your information. We will have it checked.

Maurice

From: JaNeece Buchanan [mailto:JaNeece@hintonburdick.com]

Sent: Thursday, April 12, 2007 5:13 PM

To: Maurice Hall

Subject: Joanne George

I'm sorry to be emailing you again. I just had the Johnson's re-read Joanne George's meter (10 S. Main Street). She had usage of 58,350 last month. The re-read is correct and shows that she has used over 24,000 gallons since April 1. I spoke with her on the phone a while back and she's seems like she's normally not a large water user. I believe she may have had a leak before (I can't remember exactly). You may want to send Colin over to check things out. I just wanted to let you know because of the lack of water supply.

JaNeece Buchanan

HintonBurdick CPAs & Advisors

63 South 300 East, Suite 100

St. George, UT 84770

Phone: 435-628-3663 Ext 256

Fax: 435-628-3668

janeece@hintonburdick.com

This notice is required by IRS Circular 230, which regulates written communications about federal tax matters between tax advisors and their clients. To the extent the preceding correspondence and/or any attachment is a written tax advice communication, it is not a full "covered opinion." Accordingly, this advice is not intended and cannot be used for the purpose of avoiding penalties that may be imposed by the IRS, nor can it be used by another party not addressed herein.

Maurice,

Below is an email that we received regarding the pricing of a 30 HP pump to replace your old one. This quote is from Nickersons out of Salt Lake. We do quite a bit of work with them.

Regarding the Scada System, our SCADA guy in Salt Lake estimated that it would cost \$13,000 for the well and \$10,000 for the tank.

Let me know if you need any additional information on that.

Joel



JOEL ANDRUS, E.I.T.

joel.andrus@sunrise-eng.com
11 NORTH 300 WEST • WASHINGTON, UTAH 84780
TEL 435.652.8450 • FAX 435.652.8406

Here is the estimate for the 30HP submersible that you requested.

295 GPM @ 295' HD. @ 12" well casing @ 220' setting

1 lot-Berkeley Pump Deepwell Submersible Pumping unit consisting of:

- Model 6T-275-7 stage submersible bowl assembly, cast iron bronze fitted construction w/stainless steel screen
- 30HP 3,550 rpm 460 volt, 6" Franklin Electric "Sand Fighter" submersible motor
- 250'-#8-3 Conductor 600 volt submersible pump cable w/ground
- Waterproof splice drop cable to the motor leads
- 220'-6" T&C column
- 6" ductile iron column check valve
- 6" surface plate assembly for 12" well casing, 6"-150# flanged discharge

Net Price.....\$10,348.00

*Does not include installation

Let me know if you have questions or need more information.

Thanks and best regards,
Scott Roberts

Leeds Domestic Waterusers
Balance Sheet
 As of April 12, 2007

	<u>Apr 12, 07</u>
ASSETS	
Current Assets	
Checking/Savings	
Investment Account	253,008.06
Wells Fargo - Checking	24,971.80
Wells Fargo - Savings	2,529.78
Total Checking/Savings	<u>280,509.64</u>
Accounts Receivable	
Accounts Receivable	13,974.99
Total Accounts Receivable	<u>13,974.99</u>
Other Current Assets	
FS-CD-0767	15,775.64
Wells Fargo - Almost CD (5562)	54,522.44
Total Other Current Assets	<u>70,298.08</u>
Total Current Assets	364,782.71
Fixed Assets	
Leany Irrigation water	190,000.00
Irrigation Co. stock cert.	6,400.00
Irrigation	4,000.00
Inv-waterlines-meters	431,316.10
Hogan Springs (Westhoff)	25,500.00
Hogan Springs (Felt)	22,980.00
Hogan Springs (Cuff)	117,000.00
Gunter well water (irrigation)	58,300.00
90 Storage Tank	102,220.93
82 Storage Tank	89,465.00
Total Fixed Assets	<u>1,047,182.03</u>
TOTAL ASSETS	<u>1,411,964.74</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Current Portion N/P Leany	4,341.09
Prepaid Services	1,141.62
Payroll Liabilities	2,145.70
Total Other Current Liabilities	<u>7,628.41</u>
Total Current Liabilities	7,628.41
Long Term Liabilities	
Leany Irrigation Water Purchase	58,837.04
Total Long Term Liabilities	<u>58,837.04</u>
Total Liabilities	66,465.45
Equity	
Unrestricted Net Assets	1,264,655.40
Retained Earnings	79,130.91
Net Income	1,712.98
Total Equity	<u>1,345,499.29</u>
TOTAL LIABILITIES & EQUITY	<u>1,411,964.74</u>



Rural Water Association of Utah
76 E Red Pine Drive, Alpine UT 84004-1557
(801) 756-5123 fax: (801) 756-5036 rwau.net

JUST A REMINDER . . .

Cross-Connection Class I Program Administrator certification trainings

◆ **Ogden: May 1-4** ◆ **St. George: May 15-18**

Certification training for those individuals directly involved in administering
a cross-connection program. Contact Ellen for details.
(Does not apply to certification for testing backflow-prevention devices)

Mark Your Calendars: RURAL WATER'S NORTHERN CONFERENCE
AUGUST 21-24 LAYTON, UT ***NEW LOCATION!*** ***EXPANDED FACILITIES!***

EMERGENCY NOTICE

LEEDS DOMESTIC WATER USERS

APRIL 6, 2007

It has become necessary to limit the amount of water each subscriber uses. We are using more water than is coming from the spring and we are still working on getting the well back on line.

Beginning April 7 each subscriber will be allowed **450 gallons** of water each day. *This is based upon the number of gallons the spring is producing divided by the number of water taps.*

The 450 gallons per day will be your allowance for your \$20.00 per month base fee. Water used in excess of the 450 gallons per day will be assessed a penalty fee of \$20.00 per each increment of 450 gallons.

We regret having to use these extreme measures, however we posted two previous notices and as a community we have continued to use the same amount if not more water. If we were to continue our tanks would soon be near empty and we would have no reserve.

A notice will be sent when the well is back on line and at that time we will return to normal operations.

LDWA Water Board

LEEDS DOMESTIC WATERUSERS
Monthly Meeting Agenda
May 10, 2007
7:00 P.M.

- I. Call to Order
 1. Welcome
 2. Prayer
 3. Pledge of Allegiance
- II. Approval of Minutes
- III. Board Business
 1. Partial Purchase of LDWA Property/Layna Larsen
 2. Well Update
- IV. Executive Session
- V. Adjourn

LEEDS DOMESTIC WATERUSERS
BOARD MEETING
May 10, 2007
7:00 PM

Present: Maurice Hall, Joanne Dawson, Scott Ricci , Ron Whitmer, Danielle Stirling, Susan Savage

Meeting was opened at 7:05 PM by President Maurice Hall

Call to Order:

Welcome: Maurice Hall

Prayer: Susan Savage

Pledge of Allegiance: Danielle Stirling

Minutes: Scott requested change on the 4/19/07 minutes, first paragraph, to 1800 rpm's. Susan MOVED: To approve 4/12/07, 4/19/07 as amended, and 4/30/07 minutes. Scott SECONDED. MINUTES APPROVED.

BUSINESS ITEMS

Item: Partial Purchase of LDWA Property/Larsen

Ken and Layna Larsen purchased land on the North side of LDWA's water tank located off Silver Reef Road, seven years ago. They designed their home with side set backs of 10 feet. When they applied for a building permit, they were told they needed 20 feet. They have their home set back as far as it can go because of an existing large hole. They requested a purchase of 10 feet (they prefer 20 feet, or about 20% of the property) behind the water tank from LDWA to meet requirements. They offered to purchase the entire property if it would help, and submitted an appraisal.

The Board is willing to work with them but need to address a couple of concerns: 1) We need the Capital Facilities Plan from our engineers first as they may put the old water tank back on line, and 2) We may put our new building on that site. Maurice said the Board needs time to meet with our engineers and the Town Council before they can give the Larsen's an answer.

Item: Well Update

Colin has pulled all the electrical panels from the well house and put them in storage. Scott said the test pump has been pulled and a new pump delivered with some minor parts missing. It's automatic control valve is a diaphragm with on/off, and is celluloid operated. We still need a price from the School Trust for the automation. SITLA ^{has agreed} to put in a 30 horse power pump to go along with our 15 horse power pump for a 45 horse power pump capacity. Our pump will be 1/3 of the cost, their pump 2/3 of the cost or 66%. We've already paid to pull 2 pumps at a cost of over \$10,000.

Item: April Overages

Those customers who accrued significant overages during the 450 gallon a day restriction, and feel they had extenuating circumstances, may plead their case at our next board meeting.

Adjourned at 8:05 PM

Recorded by Joanne Dawson

LEEDS DOMESTIC WATERUSERS
218 NORTH MAIN STREET
PO BOX 460627
LEEDS, UT 84746-0627
435-879-0278

May 9, 2007

Leeds Town Council
Leeds Town Hall
218 North Main Street
Leeds, UT 84746

Dear Council:

Our Board has met with SITLA a number of times with the purpose of defining terms of a water agreement for the Silver Creek Estates Subdivision. Those terms to date are still not defined. To approve this subdivision now would be approving it without water.

Sincerely,

Maurice Hall
LDWA President

ldwa

From: "Layna" <layna1@mac.com>
To: <ldwa@qwest.net>
Sent: Monday, May 07, 2007 10:50 AM
Attach: Layna.doc
Subject: LDWA land on Silver Reef Rd w/ water tank

5/7/07

Leeds Domestic Water Association

To Whom it may concern;

We purchased the land on the North side of the Water tank about 7 years ago. We designed our home with side set backs of 10'. Recently, when we applied for our permits, we were informed that the rules changed and we need 20' set backs per side. We have been able to do some adjustment to our plans for us to meet the set back on the North side. Our home is set as far back on the property before we have a large hole. We made arrangements when we purchased our property to purchase the .4 to the south or behind the tank, which we are in the process of finalizing, but we still have 25' of our home on the South side (next to LDWA property) that does not meet the new side set backs.

We contacted Scott Richey to see if it would be possible to purchase 10 to 20 feet. He said that since the LDWA no longer uses the tank, you have entertained the idea of selling the entire piece and selling part of it could pose a problem. We would be willing to purchase the entire piece. We understand that there is an easement along the trees, that there is a pump house that would remain and need an easement, and of course the tank is there. We are willing to entertain what you feel is a fair price for the purchase of the property "as is".

We had the .4 acre piece of property appraised, as requested by Scott Richey, I asked the appraiser if he would write a letter, so we could have an idea of what the LDWA property would be worth "as is". I have attached that letter for you to look over, as well as leaving a copy of the property survey plot plan with Joanne for you to view.

We have been dreaming about and designing our home for the past 7 years. We are excited about building it. We love the area and our piece of property and hope that you can help us.

Thank you

Ken and Layna Larsen
(702) 277-9687

5/7/2007

**Quality Appraisal Inc.
P.O. Box 565
Hurricane, UT 84737**

May 4, 2007

Layna Larsen
P.O. Box 61526
Boulder City, NV 89006

RE: SG0143KP for L-101-A
Leeds, UT 84765

Layna,

This letter shall serve as an addendum to the above referenced property regarding the recently submitted appraisal.

With regard to the above mentioned property, based on the land appraisal completed on 04/30/2007 for a .40 acre non-conforming and undevelopable section of land, I estimated the value of that section of land at \$25,000. Therefore, based on that estimate of value, the following calculations are made:

The section is .40 acres. Therefore, .40 acres multiplied by 43,560 (total number of square feet in an acre) is approximately 17,424 square feet. If \$25,000 (estimated value of the section) is divided by 17,424 the cost per foot is estimated to be \$1.4348. If the desirable section of property is 1.34 acres, the total number of square feet would be 58,370. Therefore, 58,370 times \$1.43 would be equal to \$83,469.67 or \$83,470. Therefore, I estimate that the value of the section of property is \$83,500. This does not affect the appraised opinion of value.

It is to be noted that there currently is a water tower and pump station located on the property that would make it difficult for development. It is my opinion that any easement that is approved for access to the water pump would be valued in a similar fashion, but would decrease the overall value.

If you have any further questions please don't hesitate to call.

Sincerely,



Kevin J. Peterson
Quality Appraisal Inc.
435-668-6160

CURVE DATA
 $\Delta=0^{\circ}34'36''$
 $R=400.0$
 $ARC=4.61'$
 $LC=4.61'$

BCC 5.816024

CURVE DATA
 $\Delta=6^{\circ}00'00''$
 $R=1300.0$
 $ARC=136.14'$
 $LC=136.07'$

RC=4.61

ARC=136.14'

S02'20"00"E 280.53'

S89°51'25"W 146.02'

S00°56'15"W 330.00'

S89°51'25"W 405.73'

S0°23'20"W 350.02'

7' TO FENCE

IRRIGATION DITCH
(3'-5' WIDE)

4 acre

1.1 acre

1.5 acre

WATER TANK

PUMP HOUSE

S00°56'15"W
1303.01'

Quality Appraisal Inc.
P.O. Box 565
Hurricane, UT 84737

May 4, 2007

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 $LC=4.61'$

CURVE DATA
 $\Delta=6^{\circ}00'00''$
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 $ARC=136.14'$
 $LC=136.07'$

IRRIGATION DITCH (8-5' WIDE)

4 acre

1.1 acre

1.5 acre

WATER TANK

PUMP HOUSE

7' TO FENCE

$S0^{\circ}23'20''W$ 350.02'

$S89^{\circ}51'25''W$ 405.73'

$S00^{\circ}50'15''W$ 330.00'

$S89^{\circ}51'25''W$ 146.02'

$S02^{\circ}20'00''E$ 280.53'

$RC=4.61'$

$ARC=136.14'$

$S00^{\circ}50'15''W$
1303.91'

ldwa

From: "Layna" <layna1@mac.com>
To: <ldwa@qwest.net>
Sent: Monday, May 07, 2007 10:50 AM
Attach: Layna.doc
Subject: LDWA land on Silver Reef Rd w/ water tank

5/7/07

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We have been dreaming about and designing our home for the past 7 years. We are excited about building it. We love the area and our piece of property and hope that you can help us.

Thank you

Ken and Layna Larsen
(702) 277-9687

5/7/2007

Customers who are usually late were the big water users and have the largest overages.

1044.1	Bundy	390.44	
1195.1	Conner	542.86	
1118.1	Cousins Inv	1,524.50	
1119.1	Cousins Inv	488.92	
1090.1	Fenton	1,017.82	(not late, overage this month)
1151.1	Jones, Amy	2,204.78	(not late, overage this month)
1141.1	Huntsman	759.78	
1291.1	Vigil	610.00	
1309.1	Wiggins	1,206.28	
1386.2	Timothy	646.46	

Cust No	Name	Balance	Non-Delinq	04/10/2007	03/10/2007	02/10/2007	Last Pmt Date	Last Pmt Amount	Msg
1011.1	Arnold, Todd & Angela	120.00	25.00	25.00	25.00	45.00	02/09/2007	40.00	-
1013.1	Barlow, Troy & Melanie	45.00	20.00	25.00	-	-	04/17/2007	44.90	-
1020.1	Beesley, J.W.	616.84	-	-	-	616.84	03/27/2007	40.00	-
1023.1	BJ.Realty Company	45.00	20.00	25.00	-	-	04/17/2007	40.00	-
1025.1	Blake, Keith & Janae	40.00	20.00	20.00	-	-	03/10/2007	60.00	-
1148.3	Braithwaite, Reed	95.00	25.00	25.00	20.00	25.00	02/22/2007	50.00	-
1040.1	Brown, Ray	65.00	25.00	20.00	20.00	-	03/02/2007	90.00	-
1039.1	Brown, Ray	65.00	25.00	20.00	20.00	-	03/02/2007	90.00	-
1044.1	Bundy, Danna L.	390.44	325.44	20.00	20.00	25.00	02/22/2007	211.08	-
1404.1	Butt zz, Chris G.	95.00	-	-	35.00	60.00	-	-	-
1055.1	Cole, Patrick & Roxanne	25.00	20.00	5.00	-	-	05/01/2007	60.00	-
1056.1	Coleman, Shirley	125.00	25.00	25.00	25.00	50.00	03/02/2007	40.00	-
1195.2	Conner, Darcy	542.86	465.00	25.00	20.00	32.86	03/10/2007	100.00	-
1063.1	Cosmopolitan Restaurant	183.48	163.48	20.00	-	-	04/06/2007	90.00	-
1154.1	Cousins Investment (211)	65.00	25.00	20.00	20.00	-	03/10/2007	10.00	-
1118.1	Cousins Investments (Shop 1)	1,524.50	1,369.24	93.04	62.22	-	03/10/2007	84.58	-
1119.1	Cousins Investments (Shop 2)	488.92	445.94	22.98	20.00	-	03/10/2007	49.56	-
1361.2	Cousins Investments zz	35.00	5.00	-	30.00	-	01/23/2007	30.00	-
1066.1	Crosby, Ray	30.00	20.00	10.00	-	-	03/27/2007	150.00	-
1087.1	Fairbanks, Kay	39.77	20.00	19.77	-	-	04/06/2007	20.00	-
1089.1	Fawson, Donald & Rebecca	40.00	20.00	20.00	-	-	04/06/2007	20.00	-
1090.1	Fenton, Tim & Joan	1,017.82	956.50	61.32	-	-	05/01/2007	39.42	-
1095.1	Fordham, Issac & Bonnie	65.00	25.00	20.00	20.00	-	03/10/2007	20.00	-
1425.1	Gardner zz, Judy S.	90.00	-	-	30.00	60.00	-	-	-
1112.1	Gunn, Jack & Carol	40.00	20.00	20.00	-	-	03/27/2007	40.00	-
1115.1	Hall, Karl & Brenda	40.00	20.00	20.00	-	-	04/06/2007	40.00	-
1121.1	Hansen, Brian	65.00	25.00	20.00	20.00	-	01/31/2007	20.00	-
1122.1	Hansen, Brian	65.00	25.00	20.00	20.00	-	01/31/2007	20.00	-
1125.1	Harvey, Dave & Carol	40.00	20.00	20.00	-	-	04/06/2007	20.00	-
1128.1	Hatch, Brent & Lucy	40.00	20.00	20.00	-	-	04/06/2007	20.00	-
1130.1	Haynes, James & Barbara	186.58	20.00	25.00	25.00	116.58	05/09/2007	25.00	-
1416.1	Heffner zz, Tim	65.00	-	-	35.00	30.00	10/18/2006	30.00	-
1263.2	Hernandez, Alfred	70.00	25.00	25.00	20.00	-	05/01/2007	40.00	-
1141.1	Huntsman, Shaun & Suzanne	759.78	611.42	64.78	20.00	63.58	03/02/2007	68.00	-
1151.1	Jones, Amy	2,204.78	2,018.10	186.68	-	-	04/17/2007	146.54	-
1343.1	Larsen zz, Nick	160.00	-	-	35.00	125.00	-	-	-
1175.1	Lewis, Steven & Roxann	40.00	20.00	20.00	-	-	04/06/2007	20.00	-
1177.1	Lojko, Frank	85.60	45.60	20.00	20.00	-	03/27/2007	20.00	-
1178.1	Lyman, Leo & Brenda	75.00	60.00	15.00	-	-	01/23/2007	150.00	-
1198.1	Montgomery, Paul & Julie	40.00	20.00	20.00	-	-	03/27/2007	20.00	-
1208.1	Neil, Joseph	125.00	25.00	25.00	25.00	50.00	02/09/2007	20.00	-
1216.1	Orrock, Cheryle	40.00	20.00	20.00	-	-	04/06/2007	20.00	-
1220.1	Parry, Richard K.	40.00	20.00	20.00	-	-	03/02/2007	60.00	-
1224.1	Pitsenbarger, Erick	65.00	25.00	20.00	20.00	-	03/10/2007	65.00	-
1231.1	R & R Engineering	40.00	20.00	20.00	-	-	04/06/2007	40.00	-
1232.1	Randles, Jim	40.92	20.00	20.00	.92	-	04/06/2007	20.00	-
1354.1	Reid zz, Steve & Sandy	30.00	-	-	30.00	-	01/10/2007	30.00	-
1235.1	Reid, Steve & Sandy	65.00	25.00	20.00	20.00	-	03/10/2007	20.00	-
1239.1	Robbins (mtl), Violet	40.00	20.00	20.00	-	-	05/09/2007	20.00	-
1240.1	Roberts, Alan	40.00	20.00	20.00	-	-	04/06/2007	40.00	-
1241.1	Rocking Star Inv (137 Vista)	40.00	20.00	20.00	-	-	03/27/2007	20.00	-
1242.1	Rocking Star Inv. (186 N)	40.00	20.00	20.00	-	-	03/27/2007	20.00	-
.210.2	Rohr, Ralph & Angela	35.00	20.00	15.00	-	-	01/31/2007	65.00	-
1243.1	Ruff, Bret & Deanna	40.00	20.00	20.00	-	-	04/17/2007	20.00	-
1244.1	Russ, Robert & Maureen	40.00	20.00	20.00	-	-	04/06/2007	20.00	-

*** in Msg column indicates no Notice is to be sent

Delinquent Account List by Name
Standard Payment Customers
Current Period: 05/10/2007 - Transactions Included Through: 05/10/2007
No Delinquent Minimum Amount Delinquent Balance

Cust No	Name	Balance	Non-Delinq	04/10/2007	03/10/2007	02/10/2007	Last Pmt Date	Last Pmt Amount	Msg
1248.1	Savage, Susan	254.89	25.00	25.00	20.00	184.89	04/17/2007	30.00	-
1249.1	Savage, Susan	40.00	20.00	20.00	-	-	04/17/2007	20.00	-
1357.1	Schwartz (zz), Kurt & Tracey	190.00	-	-	35.00	155.00	-	-	-
1256.1	Scow, Lon S.	40.00	20.00	20.00	-	-	03/10/2007	40.00	-
1260.1	Sheneman (510 Main), Pat	100.00	20.00	20.00	20.00	40.00	01/08/2007	5.00	-
1429.1	Silver Reef Park	40.00	20.00	20.00	-	-	03/27/2007	20.00	-
1358.1	Spackman zz, Lavar H.	35.00	-	-	35.00	-	05/01/2007	155.00	-
1396.1	Spencer Goats	70.00	25.00	25.00	20.00	-	04/17/2007	20.00	-
1266.1	Steele, Clifford	40.00	20.00	20.00	-	-	04/06/2007	20.00	-
1360.1	Stout zz, Michael & Carolee	30.00	-	-	30.00	-	01/10/2007	30.00	-
1392.1	Sullivan, Craig	205.00	165.00	20.00	20.00	-	03/10/2007	65.00	-
1275.1	Sullivan, Craig	65.00	25.00	20.00	20.00	-	03/10/2007	65.00	-
1278.1	Sullivan, Ned	186.80	44.20	34.26	43.00	65.34	02/09/2007	97.66	-
1280.1	Sundberg, Kent & Georgina	70.00	25.00	20.00	25.00	-	03/27/2007	90.00	-
1283.1	Taylor zz, B. Don	130.00	-	-	35.00	95.00	05/23/2006	256.90	-
1362.1	Taylor zz, B. Don	280.00	-	-	35.00	245.00	-	-	-
1285.1	Taylor, Don	140.00	25.00	25.00	25.00	65.00	12/27/2006	173.66	-
1386.2	Timothy, LeAnn Walters/Charles	646.46	25.00	25.00	20.00	576.46	04/17/2007	200.00	-
1288.1	Utley, Irene M.	40.00	20.00	20.00	-	-	04/06/2007	20.00	-
1291.1	Vigil, Orlando & Jennifer	610.00	545.00	25.00	20.00	20.00	01/23/2007	110.56	-
1297.1	Warren, Alfred	40.00	20.00	20.00	-	-	03/27/2007	20.00	-
1302.1	Weich, Russell & Rebecca	140.00	25.00	25.00	25.00	65.00	12/07/2006	40.00	-
1305.1	Weston, Penny	40.00	20.00	20.00	-	-	03/27/2007	20.00	-
1309.1	Wiggins, Annette	1,206.28	1,085.00	25.00	25.00	71.28	01/08/2007	150.00	-
1397.1	Williamson, John	90.00	25.00	25.00	20.00	20.00	02/09/2007	115.00	-
1319.1	Zundel, Jonathan & Claudia	40.00	20.00	20.00	-	-	03/27/2007	20.00	-
1356.1	zz Saltzer, Robert and Julie	250.00	-	-	35.00	215.00	-	-	-
Grand Totals:		15,566.72	9,509.92	1,772.83	1,166.14	3,117.83			

*** in Msg column indicates no Notice is to be sent

Current Period: 05/10/2007 - Transactions Included Through: 05/10/2007
No Delinquent Minimum Amount Delinquent Balance

Cust No	Name	Balance	Non-Delinq	04/10/2007	03/10/2007	02/10/2007	Last Pmt Date	Last Pmt Amount	Msg
1248.1	Savage, Susan	254.89	25.00	25.00	20.00	184.89	04/17/2007	30.00	-
1249.1	Savage, Susan	40.00	20.00	20.00	-	-	04/17/2007	20.00	-
1357.1	Schwartz (zz), Kurt & Tracey	190.00	-	-	35.00	155.00			
1256.1	Scow, Lon S.	40.00	20.00	20.00	-	-	03/10/2007	40.00	-
1260.1	Sheneman (510 Main), Pat	100.00	20.00	20.00	20.00	40.00	01/08/2007	5.00	-
1429.1	Silver Reef Park	40.00	20.00	20.00	-	-	03/27/2007	20.00	-
1358.1	Spackman zz, Lavar H.	35.00	-	-	35.00	-	05/01/2007	155.00	-
1396.1	Spencer Goats	70.00	25.00	25.00	20.00	-	04/17/2007	20.00	-
1266.1	Steele, Clifford	40.00	20.00	20.00	-	-	04/06/2007	20.00	-
1360.1	Stout zz, Michael & Carolee	30.00	-	-	30.00	-	01/10/2007	30.00	-
1392.1	Sullivan, Craig	205.00	165.00	20.00	20.00	-	03/10/2007	65.00	-
1275.1	Sullivan, Craig	65.00	25.00	20.00	20.00	-	03/10/2007	65.00	-
1278.1	Sullivan, Ned	186.80	44.20	34.26	43.00	65.34	02/09/2007	97.66	-
1280.1	Sundberg, Kent & Georgina	70.00	25.00	20.00	25.00	-	03/27/2007	90.00	-
1283.1	Taylor zz, B. Don	130.00	-	-	35.00	95.00	05/23/2006	256.90	-
1362.1	Taylor zz, B. Don	280.00	-	-	35.00	245.00			
1285.1	Taylor, Don	140.00	25.00	25.00	25.00	65.00	12/27/2006	173.66	-
1386.2	Timothy, LeAnn Walters/Charles	646.46	25.00	25.00	20.00	576.46	04/17/2007	200.00	-
1288.1	Utley, Irene M.	40.00	20.00	20.00	-	-	04/06/2007	20.00	-
1291.1	Vigil, Orlando & Jennifer	610.00	545.00	25.00	20.00	20.00	01/23/2007	110.56	-
1297.1	Warren, Alfred	40.00	20.00	20.00	-	-	03/27/2007	20.00	-
1302.1	Welch, Russell & Rebecca	140.00	25.00	25.00	25.00	65.00	12/07/2006	40.00	-
1305.1	Weston, Penny	40.00	20.00	20.00	-	-	03/27/2007	20.00	-
1309.1	Wiggins, Annette	1,206.28	1,085.00	25.00	25.00	71.28	01/08/2007	150.00	-
1397.1	Williamson, John	90.00	25.00	25.00	20.00	20.00	02/09/2007	115.00	-
1319.1	Zundel, Jonathan & Claudia	40.00	20.00	20.00	-	-	03/27/2007	20.00	-
1356.1	zz Saltzer, Robert and Julie	250.00	-	-	35.00	215.00			
Grand Totals:		15,566.72	9,509.92	1,772.83	1,166.14	3,117.83			

LEEDS DOMESTIC WATERUSERS
Monthly Meeting Agenda
June 14, 2007
7:00 P.M.

- I. Call to Order
 - 1. Welcome
 - 2. Prayer
 - 3. Pledge of Allegiance

- II. Approval of Minutes

- III. Board Business
 - 1. Well Update
 - 2. Capital Facilities Plan Update
 - 3. Overages

- IV. Executive Session

- V. Adjourn

LEEDS DOMESTIC WATERUSERS
BOARD MEETING
June 14, 2007
7:00 PM

Present: Maurice Hall, Scott Ricci, Danielle Stirling, Susan Savage, Ron Whitmer

Meeting was opened at 7:00 PM By President Maurice Hall

Call to Order:

Welcome: Maurice Hall

Prayer: Ron Whitmer

Pledge of Allegiance: Susan Savage

Minutes: Susan Savage MOVED: To approve 5/07 minutes with corrections. Susan SECONDED.
MOTION PASSED

Business Items

ITEM: WELL UPDATE

LDWA has a great well producing more water than in the past. It is a much more sound, fool proof well. The previous well went to 90 ft and then hit rock. It was crooked after 90 feet. It was only cased to 90 feet. The stem pipes were rusted and leaking and the well had caved into the bottom of the pumps, (230 ft) The new well has been gravel packed to the bottom. It will be a good sound well for many years to come. It is pumping 450 gallons per minute. The issues with Utah Power and Light are done. Commercial Power will be on in a couple of days and the automation will soon follow. Currently we are working on a line with the irrigation company to replace the water that was borrowed while the well was down. After installation, we will run the pumps for 96 hours to recertify the well at or near 420 gallons.

ITEM: CAPITAL FACILITIES UPDATE

The CFP will be finished tomorrow and will be handed to all board members for review.

ITEM: OVERAGES

During the well problems it became evident that the shareholders were using more water than the spring was producing. We sent letters out and called users that were using more than their share. The tanks continually went down. After the 2nd letter, the next weekend, we had an influx of water usage again. We decided that we would divide the number of users by the amount of water coming down from the spring and commit to each user getting that amount per day. = 450 gallons per day.

Don Goddard explained that writing the informational letter was in a sense "covering our butt" paper. He did not feel like we looked for the right place to drill a new well. He felt that the board did not do an adequate job of maintaining the well when it first had problem. Colo told him recently that he previously got 120# of pressure, now he is not getting the water or the pressure. He felt the overages were too high and that it was the boards fault for not having water to supply the town.

Susan explained that you can not buy water that is not there.

Paul Densley explained that this board was getting unfairly blamed for previous boards that did not do their job of maintaining the well.

Maurice explained that LDWA will in the future look in to getting an new well.

Laurel Dalton expressed her appreciation, hopes there will not be any hard feelings about this meeting

Maurice explained that the meters were not read in exactly the same time throughout the town, so we would be giving a 33% reduction on the current billing for overages.

Wayne Hepworth has lived in Elderado Hills for 13 years and used 47,000 gallons, which calculated into \$1033 dollars for his last bill. That was 19 times more than his regular bill. He wanted to know what happened to the well? He explained that it was a failure of the delivery system, and the board should have

LEEDS DOMESTIC WATERUSERS
218 North Main Street
PO Box 460627
Leeds, UT 84746-0627
435-879-0278

May 17, 2007

Dear Water Users:

We are lifting the water rationing restriction as of May 19, 2007. and rates will revert back to the old calculations. We now have an excellent well producing plenty of good water.

We are, however, having some difficulty with the Rocky Mountain Power Company in setting up our new power source for the new pump and will have to run the well using a generator for the next 30 days. With the use of this generator, and the fact that this has been and will likely continue to be a dry year, we need to continue to with our water conservation.

Thank you again for your cooperation.

LDWA Board

May 25, 2007

Hi everyone,

We have scheduled a special board meeting for Thursday May 31 at 7:00PM at the Town Hall. This meeting, we are to look at the April billing and make sure we are ok with holding to the overage charges as they were set up.

I have provided you with a spread sheet showing the usage and the charges per each customer. You will also be able to see the increase or decrease in water usage between the first 9 days and the remainder of the month. This lets you know who out there made an effort to conserve water and those who didn't care.

By way of additional information our total billing for the month is \$32,851.67 with \$26,531.67 overage charges.

The total water use for the month was 3,723,120 gallons as compared to 3,953,070 for March. Last March to total water usage was 2,475,890 gallons and for last April it was 4,508,090 gallons.

Daniel is working to set up a meeting with hopes of finding a method to repay the irrigation water we used during the time the well was down.

Let me know if I can provide you any additional information.

Thanks,
Maurice

*This meeting was cancelled. Everyone was attending the
Town Council meeting ^{night before} met after the meeting. Their
decision was to hold to the overage charges.*

paid to have water trucks refill the tanks all day long. He wants his bill cut in half.j

Alice Franks has a bill of \$400 dollars. She tried to conserve and watered the lawn twice a week. She felt the formula wasn't thought out.

Dennis Scandler felt there should have been a drastic town meeting to explain and educate the shareholders more.

Frank Lloyko had a mistake on his meter reading. He felt that the readings could be tainted. His solution would be to look at the issues. He watered early in the month, and then half way through, we lifted the conservation act and he wasn't going to water in the latter part of the month.

Ron Whitmer motioned to charge \$5.00 per 450 over instead of \$20.00.

Danielle Seconded..... Motion did not carry.

Danielle Stirling motioned to charge \$10.00 per 450 over.

Maurice seconded

Motion carried

Ron-yes Scott-no Susan-yes Maurice-yes Danielle-yes

Adjourn: 8:50

Recorded by Danielle Stirling

LEEDS DOMESTIC WATER USERS ASSOCIATION

SHAREHOLDER NEWSLETTER

The past eight months have presented extraordinary challenges to our culinary water system. The following is a report to shareholders on what has taken place.

We have two culinary water sources--a spring and a well. The well began pumping sand last fall, and work began immediately to solve this problem. Throughout the ensuing months, various strategies were employed, pursuant to recommendations from water experts and engineers. These included excess pumping to flush the well, and the lowering of a camera to assess its condition. Equipment available in the 1970s for the original drilling had been unable to perforate one of the rock formations, so that the hole was not straight and casing beyond that point had not been possible. The exact results were revealed by the camera.

Some consideration was given to the possibility of locating a new well site. But the lengthy and expensive processes of successfully locating a new site and obtaining the necessary permits made this alternative unfeasible.

Drillers of the highest reputation were then hired to clean the well. There was some delay in time as the drillers finished work at other sites and moved their equipment. They estimated that the well could be cleaned in a period of 2-3 days.

The clean-out process, however, was besieged by surprises and difficulties. First, the pumps had been destroyed by sand. Second, the pipes, nearly new, had rusted out and were entirely un reusable. Third, the well kept caving in, trapping, at one point, the drilling equipment. 70 yards of concrete were pumped into the well in several installments to stabilize the walls of the shaft, then drilled through. This process alone, with its series of setbacks, took 2 months rather than the projected 2-3 days.

Simultaneously we experienced one of our driest winters and rapidly rising temperatures. Water from the spring--our only other source of water--was running at an all-time low and continued to drop. This decreasing supply was entirely insufficient to recover losses created by normal usage, to say

nothing of the increased water usage that came with unseasonably warm temperatures. We are extremely fortunate that troubles with the well began in the fall rather than during the growing season, and that there were no major incidents requiring fire suppression.

What began as a clean-out operation ended in the actual redrilling of a straight shaft, new casing and gravel-packing all of the way to the bottom of the well. The next step was test pumping. The purpose of this procedure is to clear the well of particles and sand generated by the drilling process, and to determine the level at which the underground reservoir will sustain itself. A new pump could not be ordered and built until specifications derived from test pumping data were available. The new pump is now installed and is running on a generator, awaiting completion of work by Rocky Mountain Power and electricians to install transformers adequate for the new pumping system.

As you can see, the cooperation of shareholders during this very critical period has been imperative. Thank you for your confidence and support. In the end the result is a stronger, more secure and reliable water system.

Because the current year continues to be one of the driest ever in Southern Utah, and because the underground reservoirs are slow in recharging even after moisture comes, please continue to carefully monitor and manage your water use.



HINTON BURDICK
HINTON BURDICK HALL & SPILKER PLLC
CPAs & ADVISORS

63 S. 300 E., Suite 100
P. O. Box 38
St. George, UT 84771
Telephone No. (435) 628-3663 Fax No. (435) 628-3668

FACSIMILE TRANSMITTAL SHEET

DATE: 6/11/07 FAX NUMBER: 879-0278

To: Joanne Dawson

Company: LDWA

From: JaNiece Buchanan

RE: letter

Total number of pages including cover:

NOTES/COMMENTS:

Please forward this to the board

CONFIDENTIALITY NOTICE: INFORMATION CONTAINED IN THIS FACSIMILE TRANSMISSION IS CONFIDENTIAL AND INTENDED FOR THE ADDRESSEE ONLY. IF YOU RECEIVE THIS FAX IN ERROR, PLEASE CALL THE SENDER COLLECT AT 435-628-3663 IMMEDIATELY. THANK YOU FOR YOUR COOPERATION.

6/5/07

Leeds Domestic Waterusers
PO Box 2998
St George, Utah 84771
Attn Ron Whitmer

Re: 964 N. Bonanza Road

Dear Ron,

I am in receipt of my latest water usage invoice.

I moved out of the home at 964 N. Bonanza in late February 2007. The water consumption at that time was relegated to that used by the three day a week caretaker, a demand water softener, the irrigation system, and that which might be lost to evaporation from the spa. Water use in the first full month, after we moved, under these conditions, was 24140.

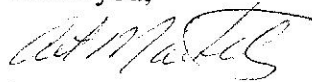
I received a forwarded notice of water use on or about April 19. I had the irrigation system reduced by 30% on April 24, and had a minor leak on the system repaired. My latest bill indicates a dramatic increase in use when a significant drop should have been expected. The caretaker had reported no abnormalities, and no evidence of leaks could be detected visually.

Subsequent to that, I had spoken to Joanne and Colin, on May 30th and June 1st, who confirmed the meter running, and I had a firm isolate the loss to the irrigation system. The leak has been repaired, and I have confirmation that the meter is stable when no water or irrigation is called for.

I would like LDW to reconsider the penalties that were put in place in April and May. I complied, with the best of my knowledge, to curtail use of water during the time, even making a special trip to Leeds to adjust the irrigation system in compliance with the notice, and had absolutely no knowledge of any problem. The penalty, I'm sure was put into effect to compel compliance from those who would not volunteer.

Please consider my request to adjust my use bill to the regular rates and waive penalties.

Thank you,



Art Martello

LDWA Board Members:

I received a \$400.00 water bill for April, and almost had a heart attack. I called JoAnn about it and she asked me to call the lady who does the billing, which I did. That call has raised a few questions that I need answered before I even think about paying the bill. Since your next meeting isn't until June I am paying the usual \$20.00 that I have paid for the past 17 years. I recall that I did go over one month during the summer, several years ago and my bill was \$100.00, but that was once in 17 years. I would like to be put on your agenda for your June meeting. In the meantime, I would ask that you have the consideration to not impose late fees or interest on the remaining \$380.00 that you billed me.

Sincerely,

Alice Franks

June 8, 2007

Leeds Domestic Water Users
218 N. Main Street
P.O. Box 460627
Leeds, Utah 84746-0627

RE: Service from 4/11 to 5/10/2007
Acct. No. 1184.1

Dear LDWA Board Members:

From your communications, we were very aware of our water problems in the community. If you will look back at our records all the way to the beginning of service, you will see that we have always carefully attempted to conserve water. Even throughout 2004-2005, our bills were consistently the minimum of \$20.00. We had two bills that peaked higher in 2006 because of Maya Landscaping working on the front of our property and leaks they created. If our bills are at anytime higher than the minimum, we know it's because of leaks.

In March of 2007, our bill was \$33.64. At that time, we realized the big freeze had created leaks. In April of 2007, our bill was \$41.74. Repeatedly during this time, we begged and pleaded with Dioneccio of Maya Landscaping to come and repair our system. Also, we attempted from the very beginning of Maya Landscaping's work for us, to replace substandard landscaping and their drip system. It was not at all what we had requested. Desperately, our calls requested Dioneccio to get someone to reset our timer to proper watering times as requested by LDWA.

Finally, on March 16th, Dioneccio promised he would come to discuss our plan and problems. It did not happen.

From March 20th to April 23rd, I called the John Deere Sprinkler Parts Supplier & Sprinkler Repair Companies. I called John Deere because I assumed they would know the best companies. They told me I would probably be happiest with John Brown, The Sprinkler Doctor. I called, leaving three messages. John Brown never returned my calls. On the fourth call, John Brown spoke with me. He was very noncommittal. He told me to check some things on the system and call him back, which I did, whereupon he hung up on me. I left one more message before giving up on him.

Repeatedly, I called the other two recommended specialists and left messages. No one responded, and I realized we would receive no help from them.

I called a woman who takes care of LDWA accounting. She told me to call the Water Master, so I left a message detailing our problems. We were desperately seeking a sprinkler expert. My call was not returned.

Finally, on April 24th, 2007, my husband, Wally, had me call Dionecio one more time. Wally's raging meltdown was frightening to Marlaynia, Dionecio's wife.

On April 25th, Dionecio finally came to look at our problem. I even bought a lot of replacement plants because they originally planted miniscule unacceptable plants that were mostly eaten by animals (even though we were promised larger and different plants that were supposedly not attractive to animal's appetites).

On April 27th, Maya Landscaping had finished their job down the street, so they started fixing ours by giving some things we asked for last year when they were initially hired. They supposedly fixed leaks, but that did not happen in reality and reset our timer.

It took until May 10th to get help on leaks. Todd Thamert did a lot of sprinkler repairs. On June 6th, my husband, Wally, located more leaks and tried to locate Todd Thamert, but he was unavailable on June 6th and 7th; when he is available, we know he will help us.

We keep finding more leaks and will keep repairing until hopefully it's fixed.

My husband, Wally, has had two hemorrhagic strokes and two ischemic strokes which have rendered him incapable of doing repairs, and I was never capable of doing such.

In view of our mitigating circumstances, we hope you will consider our almost hopeless plight and how hard we worked and are working to rectify the situation. We are pleading that you will not make our suffering greater by charging us the horrible penalty. For as much as we tried to correct the situation and in view of our problems and disabilities, we feel it is extremely unfair to penalize us this much.

Thank you very much for your prompt attention to this matter.

Sincerely,

Handwritten signature of Karen Marion in cursive script.

Waldo F. and Karen Marion

Cc: Ned Sullivan, President
Ron Whitmer, Vice President

Utility Billing Inquiry (Licensed to Leeds Domestic Water, UT)

File Main Menu Edit Search Maintenance Personal Other Help

Customer: [Customer] 199 of 455

1184.1 Mason, Waldo & Karen 931 N. E. Bonanza Rd. Account Balance: 422.04
 931 N E Bonanza Rd PO Box 460803 Balance Due: .00
 1184 480-980-2264 Leeds UT 84746-0803 Last Pmt: 05/01/07 41.74

Display Compare History Trans Deposits Services Meters Customer Location Delinq

Meter Information: C1184
 Status: Active Demand Mtr: No
 Route/Seq: 1-1910 Dials: 7
 Multiplier: 1.0000 Size:

Meter ID	Action	Period	Date	Reading	Usage	Multiplier	Demand
C1184	Period Meter Reading	12/10/06	12/01/06	857690	13520	1.0000	.0000
C1184	Period Meter Reading	01/10/07	01/01/07	871790	14100	1.0000	.0000
C1184	Period Meter Reading	02/10/07	02/01/07	879670	7990	1.0000	.0000
C1184	Period Meter Reading	03/10/07	03/01/07	916490	36820	1.0000	.0000
C1184	Period Meter Reading	04/10/07	04/01/07	957360	40870	1.0000	.0000
C1184	Period Meter Reading	05/10/07	04/30/07	985230	27970	1.0000	.0000

Activity General Notes

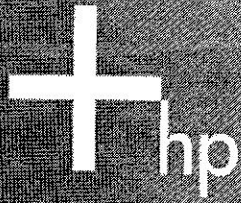
Leads Domestic Water C:\es\data Fri Jun 08, 2007 10:58am

Microsoft Works
 Mr. Network
 AOL Desktop
 Spyware Protection
 AOL Free Trial
 NBRPD
 QuickConnect

Compac
 Legal Display
 Download
 Leads Domestic W
 Desktop Applications
 Leads Domestic
 Leads Domestic

start

Available Applications... Utility Billing Main Men... C:\es\data... Utility Billing Inquiry... Leads Domestic Water



Riverwoods

IMAGING CENTER



powered by NOVARAD

PATIENT NAME: **Marion, Waldo**
 Patient ID #: **49610**
 Phone #: **435-879-6850**
 Date of Birth: **9/6/1925**

Exam Date: **8/9/2006**
 Accession #: **84113**
 ICD9 Code(s): ...
 CPT Code(s):

Referring Physician: **Moody, Robert**
 Reason for Exam: **stroke, memory loss**
 Exam Description: **MRI functional**

REPORT:
FUNCTIONAL MRI OF THE BRAIN, DATED 8/09/06:

HISTORY:
 Hemorrhagic stroke in December, 2004, short-term memory loss and mood swings.

COMMENT:
 Axial T2 FLAIR, sagittal T2 fast spin echo, axial T1 3-dimensional gradient echo anatomic images were obtained through the brain. Additionally, neural functional imaging was performed using BOLD technique. Fluid reasoning was performed using a Raven's progressive matrix modified for MRI scanning. Verbal memory (short-term memory) was performed using an alphanumeric phonological rehearsal string. Long-term memory was tested with face recognition and picture tests.

On the short-term memory evaluation, the patient does not have any activation of the inferior left frontal cortex (Broca's area). There is also only minimal activity in the left precentral cortex. These findings are consistent with an interruption of the normal phonological loop and may account for the patient's poor short-term memory performance.

The long-term memory activation pattern is also abnormal. Typically, one would see activation of the medial hippocampal formation, either unilaterally or bilaterally. In this case, there is no hippocampal activation seen. The patient has unusually strong patterns of parietal and frontal activation. Perhaps this is due to an attempt to overcompensate for the lack of hippocampal activity.

On the fluid reasoning, there was little activation of the frontal cortex which one would typically see. This would indicate the patient has disrupted mechanisms for executive planning and ordering complex sequences.

On the anatomic images, the patient has a sizable lunar infarct in the left midbrain measuring 14 x 9 mm in size. Global cortical atrophy is present consistent with aging. In addition, the patient has mild periventricular white matter disease which is likely related to ischemic gliosis given the patient's age.

IMPRESSION:
 1. Evidence of old sizable brainstem lacunar infarction.

Dear Board Member:

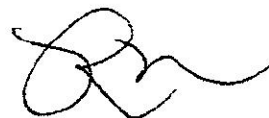
Mr. CG Hutchings and his wife Kay own 2 properties. They stayed within the 450 gallon restriction at their residence but the property in Kay's name at 2075 Oakgrove Rd was \$601.52. Mr. Hutchings has been in the office about 4 times to go over his bill and contest it (they're retired). I've mentioned his opportunity to appear before the board on Thurs, 6/14/07, but he feels too incompetent to plead his case and asked me to plead for him. He says there are no leaks on that property and only 1 person is living in the house. He has been checking the readings but they are pretty close to ones we have taken. I don't know what you can do about his circumstances but I am writing this only because I promised him I would.

Joanne

2. Mild white matter disease and atrophy consistent with aging.
3. Abnormal neural functional imaging with lack of the normal phonological loop seen with short-term memory pathways.
4. Abnormal long-term memory activation pattern with absence of hippocampal activity. The increased activity in the parietal and frontal areas may be the result of an attempt to compensate for this.
5. Abnormal fluid reasoning evaluation with absence of significant activation of the frontal cortex.

Produced By:REPORTING PHYSICIAN: **Gibby, Wendell**SIGNING PHYSICIAN: **wendell gibby md**SIGNED: **9/12/2006 4:50:18 PM**Transcribed by: **debil**Date Transcribed: **9/11/2006 5:12:54 PM**

*Result shows memory loss
difficulties, but due to the
severity of the stroke he is
a miracle.*



seq	Customer Name	4/1 Read	4/10 Read	First 9 days Usage	4/30 Read	4/10-4/30 Usage	April Total	Day Ave Decrease	% Decrease	Day Ave Increase	% Increase
9	Johnson, Steven / Kelly	1,699,380	1,702,170	2,790	1,704,640	2,470	5,260	192	37.94%		20.00
10	Beck, John	2,186,620	2,187,630	1,010	2,189,180	1,550	2,560	38	65.77%		20.00
20	Bundy, Danna	3,340,120	3,342,620	2,500	3,347,040	4,420	6,920	67	75.77%		20.00
30	Leavitt, Van & Phillips	3,157,650	3,240,050	82,400	3,242,800	2,750	85,150	9,025	1.43%		20.00
40	BJ Realty Company	1,976,070	1,980,760	4,690	1,986,620	5,860	10,550	242	53.55%		20.00
50	Bennion, Kerry & Keena	167,970	169,730	1,760	172,580	2,850	4,610	60	69.40%		20.00
60	Peine, Russell & Connie	2,093,700	2,096,410	2,710	2,100,790	4,380	7,090	93	69.27%	40	202.38%
70	Martin, Don	1,716,700	1,718,880	180	1,720,150	1,270	1,450				20.00
80	Stirling, Thomas E.	1,844,630	1,846,920	2,290	1,850,400	3,480	5,770	89	66.13%		20.00
90	Hayes, Scott	2,791,660	2,794,820	3,160	2,798,890	4,070	7,230	157	55.20%		20.00
100	Lewis, Steven & Roxann	7,003,430	7,006,740	3,310	7,013,770	7,030	10,340	33	91.02%		20.00
110	Wilson, Brad	552,890	554,110	1,220	556,840	2,730	3,950	6	95.90%		20.00
120	Dawson, Joanne	639,040	639,670	630	641,150	1,480	2,110	0	100.68%		20.00
130	Steele, Clifford	206,310	206,990	680	208,030	1,040	1,720	26	65.55%		20.00
140	Dicks, Dolores Ward	18,830	24,700	5,870	34,220	9,520	15,390	199	69.51%		60.00
150	Dove, Daniel & Heidi	3,872,760	3,883,390	10,630	3,891,950	8,560	19,190	773	34.51%		23.26
160	Barlow, Troy & Melanie	183,150	185,300	2,150	188,370	3,070	5,220	93	61.20%		20.00
170	Williams, Carol	1,675,030	1,677,340	2,310	1,681,440	4,100	6,410	61	76.07%		20.00
180	Blake, Keith & Janae	1,743,000	1,745,860	2,860	1,750,540	4,680	7,540	95	70.13%		20.00
190	Wilson, Stephen & Toiya	1,561,700	1,563,730	2,030	1,567,920	4,190	6,220	26	88.46%		20.00
200	Leavitt, Tommy R.	1,092,510	1,093,320	810	1,095,150	1,830	2,640	3	96.83%		20.00
210	Bundy, Danna L.	3,575,430	3,584,660	9,220	3,600,410	15,760	24,980	274	73.26%		320.44
220	Warren, Alfred	3,194,280	3,200,530	6,250	3,206,810	6,280	12,530	395	43.06%		20.00
230	Fillmore, Woody	4,454,340	4,463,140	8,800	4,474,200	11,060	19,860	451	53.86%		120.00
240	Harvey, Christine	4,248,250	4,249,940	1,690	4,254,180	4,240	5,930			14	7.52%
250	Sullivan, Clayton	3,037,890	3,039,030	1,140	3,041,470	2,440	3,580	10	91.73%		20.00
260	Johnson, James & Sylvia	1,407,470	1,409,620	2,150	1,415,080	5,460	7,610	21	8.84%		20.00
270	Sullivan, Ned	2,264,280	2,282,680	18,400	2,288,240	5,560	23,960	1,780	12.95%		39.20
280	Davis, Gary	116,570	119,740	3,170	122,190	2,450	5,620	236	33.12%		20.00
290	Zion West RV Park (Pame	663,500	665,860	2,360	668,730	2,870	5,230	126	52.12%		20.00
300	Cottam's RV Park	3,444,050	3,448,980	4,930	3,461,780	12,800	17,730			62	11.27%
310	Cottam's RV Park	8,694,220	8,700,930	6,710	8,724,780	23,850	30,560	390	52.33%		681.42
320	Cottam's RV Park	5,070,810	5,076,130	5,320	5,086,750	10,620	15,940	85	85.55%		100.00
330	Cottam's RV Park	6,332,590	6,353,110	20,520	6,377,860	24,750	45,270	1,101	51.69%		751.56
340	Cottam's RV Park	941,870	944,400	2,530	949,270	4,870	7,400	49	82.50%		20.00
350	Pitsenbarger, Erick	211,540	213,900	2,360	215,030	1,130	3,490	208	20.52%		20.00
360	Murphy, Reese	4,354,940	4,356,780	1,940	4,360,140	3,360	5,200	44	78.26%		20.00
370	Hall, Maurice & Nora	7,472,760	7,474,720	1,960	7,476,870	2,150	4,110	115	47.01%		20.00
380	Weber, Bart	9,206,840	9,208,100	1,260	9,210,330	2,230	3,490	34	75.85%		20.00
390	Fry, Lance & Pamela	4,796,820	4,799,230	2,410	4,802,640	3,410	5,820	105	60.64%		20.00
400	De Mille, Brent & Colleen	44,260	49,300	5,040	55,060	5,760	10,800	266	48.98%		20.00
410	Hall, Karl & Brenda	1,565,780	1,572,950	7,170	1,579,370	6,420	13,590	491	38.37%		20.00
420	Porter, Jake & Chary	1,115,430	1,116,620	1,190	1,119,280	2,660	3,650	6	95.80%		20.00
430	Christensen, Kelli	1,581,470	1,609,480	28,010	1,612,550	3,070	31,080	2,966	4.70%	24	163.74%
440	Porter, Rex & Susan	465,650	465,780	130	466,580	800	930	736	27.40%		20.00
450	Sullivan, Shane & Rachelli	3,203,740	3,212,860	9,120	3,218,690	5,830	14,950	157	37.95%		20.24
460	Sullivan, Merlin & Tana	179,870	182,140	2,270	184,150	2,010	4,280				20.00

read seq	Customer Name	4/1 Read	4/10 Read	First 9 days Usage Total	4/30 Read	4/10-4/30 Usage Total	April Total	Day Ave Decrease	% Decrease	Day Ave Increase	% Increase
470	Blake, Nate	2,108,270	2,134,720	26,450	2,164,450	29,730	56,180	1,523	48.17%	1,003.35	
480	Comas, Brett	506,730	510,600	3,870	518,540	7,940	11,810	52	87.93%	20.00	
490	Hoyt, LaRue	1,061,190	1,066,580	5,390	1,074,330	7,750	13,140	230	91.62%	20.00	
500	Hutchings, C.G.	1,216,520	1,229,130	1,401	1,234,160	5,030	17,840	1,162	17.10%	27.22	
510	Fridell, George & Sharron	3,676,830	3,684,080	7,250	3,688,940	4,860	12,110	574	28.73%	20.00	
520	Haynes, James & Barbara	2,737,870	2,745,160	7,290	2,751,510	6,350	13,640	508	37.33%	20.00	
530	Wilkinson, Judy or Fred	826,590	833,770	7,180	845,950	12,180	19,360	218	72.70%	180.00	
540	Lindsay, Danl	1,799,580	1,811,380	11,800	1,818,670	7,290	19,090	964	26.48%	25.60	
550	Kinross, Steven	640,120	640,770	650	641,150	380	1,030	54	25.05%	20.00	
560	Blake, Kathy S.	1,650,960	1,653,910	2,950	1,658,300	4,390	7,340	119	63.78%	20.00	
570	Rocking Star Inv. (186 N)	926,670	928,810	2,140	937,280	8,470	10,610	3	97.51%	166	69.63%
580	Weston, Penny	803,340	804,430	1,090	806,910	2,480	3,570	46	83.50%	20.00	
590	Peine, Phillip & Laurel	2,808,860	2,811,380	2,520	2,816,290	4,910	7,430	0		20.00	
591	Palmer, Steven	90	90	0	90	0	0	0		20.00	
600	Whitmer, Ronald & Carol	1,579,870	1,585,550	5,680	1,596,000	10,450	16,130	133	78.85%	100.00	
610	Stirling, David H	2,843,920	2,850,780	6,860	2,861,800	11,020	17,880	237	68.85%	120.00	
620	Leeds Townhall	979,040	979,110	70	979,390	280	350	6	71.43%	20.00	
630	Zundel, Jonathan & Claudi	7,180,050	7,185,040	4,990	7,185,040	0	4,990	554	0.00%	20.00	
640	Neil, Joseph	3,430,580	3,433,610	3,030	3,440,840	7,230	10,260	8	2.26%	20.00	
650	Stevens, Kenneth & Wani	1,885,790	1,886,920	1,130	1,888,870	1,950	3,080	0		20.00	
660	Q West	62,480	62,480	0	62,480	0	0	0		20.00	
665	Sheneman (290 N Main), I	10,190	10,990	800	15,310	4,320	5,120	117	131.43%	20.00	
670	Reese, Starla	1,143,120	1,143,470	350	1,144,250	780	1,130	2	95.51%	20.00	
680	Sherman, Mike	21,290	24,530	3,240	30,640	6,110	9,350	69	80.82%	20.00	
690	Hernandez, Alfred	142,770	145,620	2,850	148,500	2,880	5,730	180	43.31%	20.00	
700	Schouten, Blaine	1,446,800	1,449,050	2,250	1,452,990	3,940	6,190	62	75.05%	20.00	
710	Franks, Alice	4,322,060	4,325,140	3,090	4,342,350	17,210	20,290	188	60.66%	400.00	
720	Fairbanks, Kay	53,720	58,030	4,310	64,130	6,100	10,410	162	59.33%	20.00	
730	Hilde, Bernard	330,560	334,150	399	339,120	4,970	8,560	52	78.96%	20.00	
735	Perri, Scott & Cathy	106,450	108,670	2,220	112,760	4,090	6,310	323		20.00	
740	Fawson, Donald & Rebecc	1,999,540	1,999,540	0	6,790	6,790	6,790	2	97.89%	20.00	
750	Primm, Lee G.	4,672,100	4,672,980	880	4,674,990	2,010	2,890	608		244.88	
760	Gordon, Eugene	39,680	51,120	11,440	65,040	13,920	25,360	111	137.18%	20.00	
770	Westhoff, Jared Roundy	8,965,990	8,966,720	730	8,970,760	4,040	4,770	209	52.32%	20.00	
780	Stevens, Randy & Seinda	327,300	331,240	3,940	336,050	4,810	8,750	103	67.43%	192.08	
790	Janson, Herbert & Judy	3,117,780	3,120,640	2,860	3,125,140	4,500	7,360	236	35.87%	20.00	
800	Brewer, Roy & Glennice	2,112,710	2,116,020	3,310	2,118,790	2,770	6,080	71	581.82%	20.00	
810	Heuser, R.E. or Betty	169,570	169,680	110	171,430	1,750	1,860	0		20.00	
820	Gifford, Howard M.	889,260	889,260	0	889,260	0	0	0		20.00	
830	Mackelprang, Robert & Ile	433,680	433,680	2,060	440,620	4,880	6,940	3	1.53%	20.00	
840	Manis, Paul or Ila M	6,146,910	6,153,250	6,340	6,162,300	9,050	15,390	273	61.18%	40.00	
850	Mosher, Burnett & Gwen	2,463,920	2,469,090	5,170	2,479,940	10,850	16,020	58	89.94%	120.00	
860	Moritz, Gerald L	3,854,910	3,855,250	340	3,855,850	600	940	9	75.63%	20.00	
870	Scow, Lon S.	595,750	596,580	830	602,190	5,610	6,440	175	189.67%	20.00	
880	Stephens, Don C.	3,818,740	3,819,950	1,210	3,822,760	2,830	4,040	0		20.00	
890	Conner, Darcy	4,202,890	4,210,640	7,750	4,229,520	18,880	26,630	38	4.41%	460.00	
900	Wheatley, Marie	333,030	335,900	2,870	340,920	5,020	7,890	80	74.96%	20.00	

read seq	Customer Name	4/1 Read	4/10 Read	First 9 days Usage Total	4/30 Read	4/10-4/30 Usage Total	April Total	Day Ave Decrease	% Decrease	Day Ave Increase	% Increase
910	Moosman, Merlin & Carol	3,525,020	3,529,310	4,290	3,537,350	8,040	12,330	94	80.32%		20.00
920	Fowiks, Ronald & Pauline	1,139,540	1,146,390	6,850	1,154,710	8,320	15,170	365	52.05%		20.00
930	Caster, Jim	101,820	125,120	23,300	127,240	2,120	25,420	2,488	3.90%		53.90
940	Madison, Eddie G & Janici	1,065,560	1,070,480	4,920	1,080,990	10,510	15,430	46	91.55%		100.00
950	Densley, Paul	3,404,400	3,410,080	5,680	3,418,000	7,920	13,600	254	59.76%		20.00
960	Butterfield, Edell	2,289,830	2,291,820	1,990	2,307,320	15,500	17,490			517	233.81%
970	Langston, Sheila	291,130	297,310	6,180	302,530	5,220	11,400	438	36.20%		20.00
980	Holt, Sydney & Gene	1,128,340	1,130,800	2,460	1,136,440	5,640	8,100	5	98.26%		20.00
990	Gier, Merle & Norma	3,080,890	3,089,090	8,400	3,102,660	13,570	21,970	287	69.23%		240.00
1000	Ellingford, Jay & Maureen	759,590	762,950	3,360	763,800	850	4,210	333	10.84%		20.00
1010	Allen, Gordon & Peggy	3,426,900	3,429,450	2,550	3,435,750	6,300	8,850			17	5.88%
1020	Monroe, John D	3,501,270	3,503,930	2,660	3,507,520	3,590	6,250	125	57.84%		20.00
1030	Lindow, David & Adelle	5,195,050	5,199,900	4,850	5,205,870	5,970	10,820	255	52.75%		20.00
1040	Grier, Robert	3,844,280	3,852,230	7,950	3,868,010	15,780	23,730	132	85.07%		340.00
1050	VonCannon, Jerry	3,775,650	3,777,080	1,430	3,785,930	8,850	10,280			263	165.23%
1060	Barnes, Dale G.	1,775,960	1,777,940	1,980	1,783,150	5,210	7,190			28	12.77%
1070	Markovich, John J.	2,412,450	2,417,060	4,610	2,424,420	7,360	11,970				20.00
1080	Gunn, Jack & Carol	309,480	310,610	1,130	312,910	2,300	3,430	162	68.42%		20.00
1090	NyLund, Richard or Janice	27,180	34,950	7,770	44,990	10,040	17,810	16	87.23%		20.00
1100	Braithwaite, Reed	1,199,710	1,204,810	5,100	1,210,640	5,830	10,930	385	55.38%		80.00
1110	Russ, Robert & Maureen	779,470	784,170	4,700	791,230	7,060	11,760	289	48.99%		20.00
1120	Knighton, Byron & Karon	5,363,820	5,372,310	8,490	5,375,950	3,640	12,130	186	64.38%		20.00
1130	Eggers (JAKE), Leon & Mi	8,923,020	8,930,880	7,860	8,946,340	15,460	23,320	770	18.37%		20.00
1140	Martin, Eugene	5,180,280	5,182,630	2,350	5,186,530	3,900	6,250	137	84.30%		320.00
1150	Bowden, Blaine & Angela	1,492,130	1,502,280	10,150	1,509,950	7,670	17,820	75	71.12%		20.00
1160	Vigil, Orlando & Jennifer	3,088,860	3,096,850	7,990	3,117,200	20,350	28,340			81	9.15%
1170	Holt, Natalie	3,056,090	3,061,280	5,170	3,073,760	12,500	17,670			21	3.62%
1180	Rocking Star Inv (137 Vist	2,225,320	2,225,920	600	2,231,660	5,740	6,340			207	310.00%
1190	New, Nathan	966,060	972,600	6,540	975,060	2,460	9,000	610	16.12%		20.00
1200	Uhey, Irene M.	2,587,720	2,589,950	2,230	2,594,550	4,600	6,830	29	88.40%		20.00
1210	Schijf, John & Christine	1,105,950	1,111,410	5,460	1,118,780	7,370	12,830	256	57.85%		20.00
1220	Montgomery, Paul & Julie	1,102,650	1,105,600	2,950	1,112,830	7,230	10,180			17	5.04%
1230	Taylor, Don	3,823,090	3,828,900	5,810	3,837,870	8,770	14,580	228	64.69%		20.00
1240	Friese, Fred	723,080	733,350	10,270	735,180	1,830	12,100	1,054	7.64%		22.54
1250	Riddle, Bryant & Lana	1,799,840	1,807,900	8,060	1,819,950	12,050	20,110	322	64.07%		160.00
1260	Hansen, Brian	2,985,690	2,971,790	6,100	2,979,320	7,530	13,630	319	52.90%		20.00
1270	Hansen, Brian	1,024,670	1,027,900	3,230	1,032,610	4,710	7,940	135	62.49%		20.00
1271	Laffer, Ryan	4,040	4,810	770	4,940	130	900	79	7.24%		20.00
1272	Hunt, Terra	5,560	9,230	3,670	15,800	6,570	10,240	95	76.72%		20.00
1280	Sheneman (500 Main), Pa	81,500	81,500	0	81,500	0	0	0			20.00
1290	Sheneman (510 Main), Pa	19,830	20,970	1,140	23,700	2,730	3,870			3	2.63%
1300	Wiggins, Annette	5,669,580	5,672,640	3,060	5,705,330	32,690	35,750	1,557	357.84%	1,217	1,080.00
1310	Downward, Roger	2,316,990	2,321,030	4,040	2,332,060	11,030	15,070			76	17.01%
1320	Brazzi, Glenda	597,080	602,670	5,590	608,450	5,780	11,370	346	44.31%		20.00
1330	Timothy, LeAnn Walters/C	393,730	394,190	460	397,130	2,940	3,400			89	173.91%
1340	Burt, Ray	679,030	680,540	1,510	684,590	4,050	5,560			25	14.95%
1350	Wagner, Peter & Barbara	187,440	190,190	2,750	193,980	3,790	6,540	125	59.06%		20.00

read seq	Customer Name	4/1 Read	4/10 Read	First 9 days Usage Total	4/30 Read	4/10-4/30 Usage Total	April Total	Day Ave Decrease	% Decrease	Day Ave Increase	% Increase
1360	Vogel, Reinhard	549,580	552,760	3,180	558,970	6,210	9,390	58	83.69%		20.00
1370	Low, Darla	1,417,550	1,419,780	2,230	1,424,040	4,260	6,490	45	81.87%		20.00
1380	Way, James & Yvonne	426,830	431,260	4,430	441,920	10,660	15,090			15	3.13%
1390	Pace, Alberta	1,473,910	1,478,840	4,930	1,486,370	7,530	12,460	189	65.46%		100.00
1400	Sheneman, Brad & Brandi	449,280	451,800	2,520	457,180	5,380	7,900	24	91.50%		20.00
1410	Fordham, Issac & Bonnie	206,780	210,190	3,410	218,630	8,440	11,850			23	6.07%
1420	R & R Engineering	849,170	851,670	2,500	857,120	5,450	7,950	18	93.43%		20.00
1430	Howard, DeVon & Claudia	168,040	168,040	0	168,040	0	0	0			20.00
1440	Leeds Fire Department	649,530	653,290	3,760	657,430	4,140	7,900	221	47.19%		
1450	Braisted, Jon	8,888,040	8,896,570	8,530	8,900,330	3,760	12,290	769	18.89%		20.00
1460	Leany, Kyle	2,912,100	2,915,820	3,720	2,929,030	13,210	16,930			216	52.19%
1470	Leany, Edward	4,222,790	4,222,980	190	4,223,850	870	1,060			20	96.24%
1480	Jones, Amy	178,820	203,520	24,700	256,550	53,030	77,730	219	92.01%		2,018.10
1490	Savage, Susan	6,178,040	6,180,380	2,340	6,183,150	2,770	5,110	128	50.73%		20.00
1500	Savage, Susan	3,622,680	3,624,410	1,730	3,629,450	5,040	6,770			48	24.86%
1510	Goddard, Don	4,532,680	4,544,420	11,740	4,544,420	18,360	30,100	430	67.02%		445.48
1520	Weich, Neidra	1,267,820	1,274,910	7,090	1,276,830	1,920	9,010	696	11.61%		20.00
1530	Schweer, William W.	2,152,570	2,155,390	2,820	2,161,050	5,660	8,480	44	86.02%		20.00
1531	Wolfram, Donald L. & Flor	1,021,060	1,021,970	910	1,023,990	2,020	2,930	5	95.13%		20.00
1540	Williams, Rick & Shelly A.	1,532,640	1,537,570	4,930	1,544,210	6,640	11,570	232	57.72%		20.00
1551	Schimbeck, Aaron	351,070	363,550	12,480	373,050	9,500	21,980	934	32.62%		66.96
1560	Parry, Richard K.	1,116,890	1,125,540	8,650	1,126,490	950	9,600	916	4.71%		20.00
1580	Bland, Terry	1,015,030	1,017,060	2,030	1,019,710	2,650	4,680	99	55.95%		20.00
1590	Bray, Jim and Linda	1,172,980	1,175,610	2,630	1,180,270	4,660	7,290	70	75.94%		20.00
1600	Cleveland, Darrell & Colett	1,270,820	1,274,570	3,750	1,280,130	5,560	9,310	152	63.54%		20.00
1610	Martello, Art	1,987,190	2,005,650	18,460	2,041,610	35,960	54,420	339	83.49%		1,239.38
1620	Dickson, Leroy & Nola	1,997,260	2,005,750	8,490	2,019,780	14,030	22,520	275	70.82%		260.00
1630	Goy-Yu-Chin, Manuel	22,270	22,270	0	22,270	0	0	0			20.00
1635	Rehfeld, Steven & Glenda	3,540	5,880	2,340	10,160	4,280	6,620	56	78.39%		20.00
1640	Storoshka, Robert	1,459,970	1,462,610	2,540	1,465,890	3,380	5,920	121	57.03%		20.00
1650	Marks, Walter & Lorraine	2,191,190	2,201,410	10,220	2,227,590	26,180	36,400			111	9.78%
1660	Budd, Dennis & Leslie	252,390	258,000	5,610	268,180	10,180	15,790	139	77.77%		80.00
1670	Bentley, Charles & Anne	7,753,070	7,774,060	20,990	7,794,740	20,680	41,670	1,347	42.22%		566.97
1680	Huntsman, Shaun & Suzal	2,997,300	3,009,510	12,210	3,031,160	21,650	33,860	326	75.99%		606.42
1690	Fisher, Robert & Lisa	1,307,330	1,320,370	13,040	1,343,300	22,930	35,970	357	75.36%		648.08
1700	Martini, Stephanie	1,182,650	1,185,170	2,520	1,189,400	4,230	6,750	79	71.94%		20.00
1710	Bleak, Terry & Mary Jane	65,960	67,030	1,070	69,770	2,740	3,810	12		12	9.75%
1720	Aizenberg, Stephen	2,364,180	2,367,890	3,710	2,372,850	4,960	8,670	176	57.30%		20.00
1730	Burch, Dwight & Cynthia	2,513,960	2,528,900	14,940	2,555,210	26,310	41,250	407	75.47%		811.88
1740	Moffat, R. Grant & Delore	623,060	623,950	890	625,800	1,850	2,740	11	89.09%		20.00
1750	Colleston, Jo & Pat Budnic	1,297,350	1,306,770	9,420	1,316,860	10,090	19,510	566	45.91%		80.84
1760	Sundberg, Kent & Georgin	224,870	225,890	1,020	227,840	1,950	2,970	20	81.93%		20.00
1770	Ricci, Scott	2,486,810	2,489,250	2,440	2,493,120	3,870	6,310	87	67.97%		20.00
1780	Hartley, Blaine & Paulene	992,290	997,550	5,260	1,006,640	9,090	14,350	152	74.06%		40.00
1790	Hepworth, Wayne, & Kerry	125,180	140,990	15,810	172,160	31,170	46,980	272	84.49%		1,033.62
1800	Orgill, Kay	22,630	24,400	1,770	33,890	9,490	11,260			255	129.78%
1810	Brown, Dean & Kayla	52,130	52,860	730	54,580	1,720	2,450			1	0.98%

read seq	Customer Name	4/1 Read	4/10 Read	First 9 days Usage Total	4/30 Read	4/10-4/30 Usage Total	April Total	Day Ave Decrease	% Decrease	Day Ave Increase	% Increase
1820	Silberberg, Alan & Mary Ai	273,290	278,480	5,190	286,710	8,230	13,420	185	67.96%		20.00
1830	Mans, Jack & Satoko	1,071,890	1,075,580	3,690	1,082,750	7,170	10,860	69	83.28%		20.00
1840	Crandall, Ray & Valora	270,710	271,830	1,120	271,970	140	1,260	118	5.36%		20.00
1850	Katz, Michael & Debi	3,364,330	3,378,220	13,890	3,399,550	21,330	35,220	528	65.81%		589.78
1860	Lewis, Ed	1,032,140	1,032,770	630	1,034,490	1,720	2,350	12		12	17.01%
1870	Fenton, Tim & Joan	4,553,390	4,570,640	17,250	4,600,120	29,480	46,730	513	73.24%		956.50
1880	Sherman, Phil & Sue	747,880	751,550	3,670	756,260	4,710	8,380	183	55.00%		20.00
1890	Harbour, Dave & Alice	994,470	996,510	2,040	999,740	3,230	5,270	73	67.86%		20.00
1900	Reid, Steve & Sandy	757,530	757,530	1,000	759,550	2,020	3,020	15	86.57%		20.00
1910	Marion, Waldo & Karen	957,360	967,380	10,020	985,230	17,850	27,870	263	76.35%		422.04
1920	Danielson, Terence & Nini	518,940	520,060	1,120	522,560	2,500	3,620	5	95.66%		20.00
1930	Hamilton, Cleitus	374,170	378,000	3,830	383,600	5,600	9,430	159	62.66%		20.00
1940	Coleman, Shirley	23,940	23,940	0	23,940	0	0	0		15	59.74%
1941	Spencer Goats	16,270	18,490	220	19,310	820	1,040	39			20.00
1942	Williamson, John	22,690	22,690	0	22,690	0	0	0			20.00
1950	Elasser, Gary	2,254,160	2,257,560	3,400	2,265,030	7,470	10,870	22	94.16%		20.00
1960	Carson, Richard	1,440,460	1,449,360	8,900	1,460,590	11,230	20,130	454	54.08%		120.00
1970	Morgan, Glenn	590,090	591,120	1,030	594,060	2,940	3,970	-26	122.33%		20.00
1980	Morgan, Glenn	1,848,700	1,861,270	12,570	1,869,070	7,800	20,370	1,025	26.59%		27.14
1990	Mills, Peter	577,110	579,360	2,250	582,340	2,980	5,230	108	56.76%		20.00
2000	Lyman, Leo & Brenda	787,030	791,230	4,200	800,850	9,620	13,820	9	98.16%		60.00
2010	Deuel, Lori	927,550	939,220	11,670	959,190	19,970	31,640	345	73.34%		525.34
2020	Harvey, Dave & Carol	295,520	297,570	228	300,650	3,080	5,130	81	64.39%		20.00
2030	Hutchings, Kay	2,426,950	2,436,710	9,760	2,458,420	21,710	31,470	51	95.33%	98	601.52
2041	Naase, Detlef & Rita	85,310	87,390	2,080	94,300	6,910	8,990	329			20.00
2050	Anderson, Jerry	1,975,960	1,984,330	8,370	1,995,460	11,130	19,500	400	56.99%		120.00
2060	Brown, Dean	247,120	249,450	2,330	252,280	2,830	5,160	124	52.05%		20.00
2070	Orock, Cheryle	1,537,230	1,545,440	8,210	1,547,810	2,370	10,580	799	12.37%		20.00
2080	Breskin, Robert & Zan	741,850	741,910	60	746,330	4,420	4,480	204	3057.14%	204	3057.14%
2081	Anderson, Ray & Beverly	56,560	50,890	-6,670	60,250	9,360	3,690	446		1076	-170.75%
2090	Picconi, Carole	1,659,280	1,667,440	8,160	1,680,520	13,080	21,240	284	68.70%		200.00
2100	Cosmopolitan Restaurant	70,830	78,570	7,740	90,700	12,130	19,870	282	67.17%		163.48
2110	Wells Fargo Museum & Gi	601,080	601,380	300	602,110	730	1,030	21	85.71%	1	4.29%
2120	Rice Bank/Carpenter	606,730	608,060	1,330	610,720	2,660	3,990	21			20.00
2130	Ollerton, Don	2,117,300	1,210,150	0	2,124,790	7,490	7,490	357		357	20.00
2140	Scanlon, Dennis	2,474,620	2,482,790	8,170	2,496,130	13,340	21,510	273	69.98%		220.00
2150	Forsha, Alice	836,420	839,180	2,760	841,010	1,830	4,590	220	28.42%		20.00
2160	Beckstrand, Gordon	814,260	820,820	6,560	824,670	3,850	10,410	546	25.15%		20.00
2170	Lojko, Frank	2,471,350	2,480,650	9,300	2,489,800	9,150	18,450	598	42.17%		40.60
2175	Church of Jesus Christ of I	2,668,890	2,679,300	10,410	2,690,980	11,680	22,090	600	48.09%		142.82
2180	Allen, John	144,920	146,640	1,720	148,560	1,920	3,640	100	47.84%		20.00
2190	Malm, Margaret	579,290	579,790	500	580,460	670	1,170	24	57.43%		20.00
2200	Higgins, Richard	628,970	632,410	3,440	636,570	4,160	7,600	184	51.83%		20.00
2210	Buttkofer, Philip & Susan	2,192,060	2,193,870	1,810	2,197,230	3,360	5,170	41	79.56%		20.00
2220	Aurigemma, Peter	1,494,340	1,498,070	3,730	1,500,010	1,940	5,670	322	22.29%		20.00
2230	Sandston, Mike	754,570	757,500	2,930	762,640	5,140	8,070	81	75.18%		20.00
2240	Rohr, Ralph & Angela	1,295,370	1,297,900	2,530	1,299,050	1,150	3,680	226	19.48%		20.00

read seq	Customer Name	4/1 Read	4/10 Read	First 9 days Usage Total	4/30 Read	4/10-4/30 Usage Total	4/10-4/30 Usage Day Ave.	April Total	Day Ave Decrease	% Decrease	Day Ave Increase	% Increase
2250	Puntis-Sheitman, Jo	927,940	933,780	5,840	941,360	7,580	361	13,420	288	55.53%	104	20.00
2260	Wright, Cynthia	1,206,960	1,209,670	2,710	1,218,180	8,510	405	11,220				34.58%
2270	Comack, Bruce	731,880	739,200	7,320	742,630	3,430	163	10,750	650	20.08%		20.00
2280	Dablinger, Larry	350,710	351,860	1,150	353,570	1,710	81	2,860	46	63.73%		20.00
2290	Tanner, Gary	1,255,170	1,260,090	4,920	1,266,790	6,700	319	11,620	228	58.36%		20.00
2300	Carpenter, Robert	2,245,750	2,250,620	4,870	2,256,820	6,200	295	11,070	246	54.56%		20.00
2310	Dalton, Glade	1,481,340	1,486,950	5,610	1,495,780	8,830	420	14,440	203	67.46%		20.00
2320	Kent, Art	1,324,040	1,328,960	4,920	1,332,910	3,950	188	8,870	359	34.41%		20.00
2330	Freeman, Richard	883,690	887,340	3,650	894,300	6,960	331	10,610	74	81.72%		20.00
2335	Silver Reef Park	158,610	158,610	0	158,610	0	0	0	0			20.00
2340	Otison, Gerard & Marlis	200,460	201,850	1,390	203,950	2,100	100	3,490	54	64.75%		20.00
2350	Howard, DeVon & Claudia	2,499,360	2,519,410	20,050	2,554,690	35,280	1,680	55,330	548	75.41%		1,224.15
2360	Archuleta, Manadi	801,190	804,610	3,420	809,500	4,890	233	8,310	147	61.28%		20.00
2370	Smith, Dallas L.	191,760	192,890	1,130	197,160	4,270	203	5,400			78	61.95%
2380	Villalobos, Reynaldo & Cai	854,920	858,730	3,810	865,080	6,350	302	10,160	121	71.43%		20.00
2390	Crosby, Ray	994,110	965,550	1,440	971,470	5,920	282	7,360	213	50.48%	122	76.19%
2400	Robbins (mtf), Violet	5,728,470	5,732,350	3,880	5,736,920	4,570	218	8,450				20.00
2410	Anderson, Jilleen	1,327,830	1,330,280	2,450	1,333,230	2,950	140	5,400	132	51.60%		20.00
2420	Hanley, Harry	1,329,810	1,329,810	0	1,329,810	0	0	0	0			20.00
2430	Waiton (com bldg), Marell	292,440	292,590	150	293,610	1,020	49	1,170	32	191.43%		20.00
2440	Schouten, Blaine	4,970,680	4,972,260	1,560	4,975,060	2,800	133	4,380	42	75.95%		20.00
2450	Schouten, Blaine	5,262,860	5,267,080	4,220	5,270,710	3,630	173	7,850	296	36.87%		20.00
2460	Seely & Angela Jacobson,	3,940,890	3,942,890	2,000	3,946,680	3,790	180	5,790	42	81.21%		20.00
2470	Cooney, Danny	2,158,510	2,159,870	1,360	2,162,740	2,870	137	4,230	14	90.44%		20.00
2480	Epler, Lem & Crystal & De	2,053,740	2,062,710	8,970	2,073,810	11,100	529	20,070	468	53.03%		120.00
2490	Armstrong, Margaret	160,570	163,060	2,490	166,400	3,340	159	5,830	118	57.49%		20.00
2500	Armstrong, Margaret	396,360	398,960	2,500	403,540	4,680	223	7,180	55	80.23%		20.00
2510	Armstrong, Margaret	2,726,470	2,726,470	0	2,726,470	0	0	0	0			20.00
2520	Hall, Carlyn	4,380,540	4,397,290	16,750	4,408,930	12,640	602	29,390	1,259	32.34%		195.50
2530	Cousins Investments (Sho	1,639,710	1,657,790	18,080	1,696,130	38,340	1,826	56,420	183	90.88%		1,364.24
2540	Cousins Investments (Sho	1,313,010	1,319,480	6,470	1,337,930	18,450	879	24,920	160	22.21%		440.94
2550	Cousins Investment (211)	274,200	275,600	1,400	277,530	1,930	92	3,330	64	59.08%		20.00
2560	Muir, O. Bailey & Lorna	1,186,270	1,192,510	6,240	1,194,540	2,030	97	8,270	597	13.94%		20.00
2570	Cole, Patrick & Roxanne	1,692,820	1,695,340	2,520	1,699,970	4,630	220	7,150	60	78.74%		20.00
2580	Sullivan, Karen	308,230	312,510	4,280	318,920	6,410	305	10,690	170	64.19%		20.00
2581	Suwyn, Joshua & Tobl	27,200	30,210	3,010	35,170	4,960	236	7,970	98	70.62%		20.00
2590	Taylor, Nicole	1,893,370	1,894,500	1,230	1,897,070	2,470	118	3,700	19	86.06%		20.00
2600	Mathis, Dustin & Carole	1,223,010	1,228,520	5,510	1,233,500	4,980	237	10,490	375	38.73%		20.00
2610	Virgin River Leads Ward	1,003,910	1,009,620	5,610	1,012,920	3,400	162	9,010	461	25.97%		20.00
2620	Saint-Laurent, Etienne & G	2,586,500	2,588,470	1,970	2,591,300	2,830	135	4,800	84	61.57%		20.00
2630	Kent, Art	1,219,810	1,223,600	3,790	1,227,790	4,190	200	7,980	222	47.38%		20.00
2640	Beal, Ray	6,271,560	6,271,910	350	6,272,870	960	46	1,310	0		7	17.55%
2650	Beesley, J.W.	1,010,460	1,010,460	0	1,010,460	0	0	0	0			20.00
2660	Stirling, Carlyle	3,786,130	3,803,430	17,300	3,809,080	1,650	79	18,950	1,844	4.09%		36.60
2670	Cuff, Bert & Sherrie	833,690	835,170	1,480	838,920	3,750	179	5,230			14	8.59%
2680	DeWitt, Kevin & Marci	1,448,390	1,452,730	4,340	1,458,380	5,650	269	9,990	213	55.79%		20.00
2690	George, Joanne	97,110	120,970	23,860	130,290	9,320	444	33,180	2,207	16.74%		75.58

read seq	Customer Name	4/1 Read	4/10 Read	First 9 days Usage Total Day Ave.	4/30 Read	4/10-4/30 Usage Total Day Ave.	April Total	Day Ave Decrease	% Decrease	Day Ave Increase	% Increase
2700	Randles, Jim	2,133,510	2,138,690	5,180	2,146,580	7,890	13,070	200	65.28%		20.00
2710	Haskell, Michael	147,980	147,980	0	147,980	0	0	0			20.00
2720	Beal, Alex & Jean	533,410	534,380	970	536,000	1,620	2,590	31	71.58%		20.00
2730	Wilcock, John D	70	70	0	70	0	0	0			20.00
2740	Bruner, Shauna	2,947,130		0	2,960,680	0	13,550	0			20.00
2750	Taylor & Trudy Law, Marily	344,230	345,820	1,590	348,690	2,870	4,460	40	77.36%		20.00
2760	Brown, Ray	2,172,110	2,172,120	10	2,172,540	420	430			19	1700.00%
2770	Brown, Ray	1,930	2,900	970	7,670	4,770	5,740	781	21.52%	119	110.75%
2780	Krueger, Roger & Mary	3,051,580	3,060,540	8,960	3,065,040	4,500	13,460			9	3.32%
2790	Ruff, Bret & Deanna	1,989,570	1,991,980	2,410	1,997,790	5,810	8,220	78	74.57%		20.00
2800	Welch, Russell & Rebecca	699,110	701,880	308	706,700	4,820	7,590	75	69.28%		20.00
2810	Reeve, Vivian Karen	3,301,750	3,303,940	2,190	3,307,480	3,540	5,730			106	4.37%
2820	Leeds Cemetery	200	21,950	2,417	74,920	52,970	74,720			95	1,989.25
2825	Leeds Storage/Ray Stoker	115,600	115,600	0	117,600	2,000	2,000	20	85.37%		20.00
2830	Shakespeare, Landon & De	721,090	722,340	1,250	724,830	2,490	3,740	622	24.71%		20.00
2840	Arnold, Todd & Angela	2,152,570	2,160,010	7,440	2,164,300	4,290	11,730			123	29.72%
2850	Bytheway, Ralph & Ruth	3,243,690	3,247,420	3,730	3,258,710	11,290	15,020	14	91.47%		20.00
2851	Rex, Ian	9,360	10,850	1,490	14,030	3,180	4,670			59	31.93%
2860	Farnsworth, Dennis & Bob	3,522,790	3,524,450	1,660	3,529,560	5,110	6,770	8	6.95%		20.00
2870	Bullard, SM & Margaret	1,647,030	1,648,120	1,090	1,650,840	2,720	3,810	279	30.93%		20.00
2880	Hall, Scott & Sandy	1,972,050	1,975,680	3,630	1,978,300	2,620	6,250	35	88.25%		20.00
2890	Dilworth, Lane & Ronda	6,139,890	6,141,090	1,200	6,149,810	8,720	9,920	123	27.35%		20.00
2900	Roberts, Alan	3,756,350	3,759,050	2,700	3,764,610	5,560	8,260	45	89.26%		20.00
2910	Beach, Tom	2,228,980	2,230,500	1,520	2,231,470	970	2,490			67	12.80%
2920	Jackson, Frank L.	2,239,160	2,243,200	4,040	2,251,790	8,590	12,630	45	8.61%		160.00
2930	McCullough, Kirk	654,140	659,510	5,370	665,440	5,930	11,300	27	32.68%		20.00
2940	Vasquez, Kathryn	205,060	208,810	3,750	216,620	7,810	11,560			45	160.00
2950	Olney, James	4,830,990	4,835,690	4,700	4,848,060	12,370	17,070			27	20.00
2960	Sullivan, Craig	90,110	94,770	4,660	106,580	11,810	16,470			27	20.00
2970	Palmer, Ronald	752,910	753,640	730	755,900	2,260	2,990			45	160.00
2980	Sullivan, Craig	1,328,940	1,337,490	7,550	1,344,590	7,100	14,650			27	20.00
2990	Gray, Vickie	549,710	553,050	3,340	560,300	7,250	10,590			27	20.00
3000	Nelson, Darrell & Donna	1,542,840	1,544,040	1,200	1,546,040	2,000	3,200	501	40.30%		20.00
3010	McPheeters, Jerry & Nanc	2,425,780	2,428,550	2,770	2,430,430	1,880	4,650	26	93.03%		20.00
3020	Coon, David	2,708,090	2,709,740	1,650	2,712,100	2,360	4,010	38	71.43%		20.00
3030	Hatch, Brent & Lucy	7,054,750	7,056,390	1,640	7,062,900	6,510	8,150	218	29.09%		20.00
3040	Weight, Robert & Charlott	2,209,360	2,210,710	1,350	2,214,030	3,320	4,670	71	61.30%	128	70.12%
3050	Jones, Brant & Tiffany	5,771,570	5,776,360	4,790	5,785,330	8,970	13,760	105	80.26%	8	5.40%

LEEDS DOMESTIC WATERUSERS
BOARD MEETING
July 12, 2007
7:00 PM

Present: Maurice Hall, Joanne Dawson, Don Fawson, Ray Beal, Danielle Stirling

Meeting was opened at 7:05 PM by President Maurice Hall

Call to Order:

Welcome: Maurice Hall

Prayer: Don Fawson

Pledge of Allegiance: Ray Beal

Minutes: Danielle MOVED: To approve 6/25/07, and 6/14/07 minutes. Don SECONDED. MINUTES APPROVED.

BUSINESS ITEMS

Item: Floater Taps

Floater taps need to be tied to property in order to complete the definition of our service area. These taps have been "floating" since the 1980's and during this length of time there has been a change of ownership on some of them. The current owners of these taps need to be located so they can tie them to property, or sell them back to LDWA. Danielle was given this assignment.

Item: Terry Prisbrey

Terry Prisbrey sent LDWA an invoice for \$33,864.00 charging us for a water share he never purchased, late fees, collection fees for research, a meter, pipe installation, damages for not connecting, and interest. There is no reason for this invoice or his continual contacts with LDWA. He lost his case to LDWA in 2003 in a small claims court, then again in a higher court, and was given no recall. He doesn't live in Leeds, is not a shareholder, does not receive any service from our company, and doesn't pay standby tap fees. Maurice proposed that we get a restraining order against Mr. Prisbrey for harassment. The decision of the board was to contact our attorney for advice.

Item: Board Member Replacement

Susan Savage resigned as a board member. Maurice asked the board to think of someone to fill her vacancy.

Item: Irrigation Water

Sunday, 7/8/07, the town went through a tremendous amount of water. By Sunday night the tank was almost empty. Colin shut down some of the water to irrigation that evening hoping the tank "would catch up." Monday morning Maurice found the tank at 1/3 capacity.

Danielle received calls saying the Silver Reef ditch was full of water Sunday, Monday, and Tuesday nights. By Wednesday the residents of Silver Reef were ready to siphon water into their yards and were asking her for a turn schedule. Danielle found the ditch to be full and told the residents there should be no water available to that ditch.

LDWA Minutes

July 12, 2007

Page 2

Two things need to happen: 1) The irrigation company needs to fix their dam to prevent leaks, and 2) the water needs to be better regulated. Craig Sullivan asked if the irrigation company can contact any board member to check into the situation and turn water if they see water overflowing. Maurice said yes. The assignment was given to Joanne to make copies of the gate key and give one to each board member. We are hopeful to automate our tanks soon so overflow to the irrigation company is kept regulated.

Item: Waterline to Wonder Lane

LDWA needs to find the water pipe that comes from under the freeway to Wonder Lane. Scott Ricci said Bert Leany saw a line at one time when the telephone company did some repair work. Ray was assigned to call for a set of "as built" drawings used during road construction, and to call Bert Leany. Don said the fire department put in a pipe just past Bert Leany's property and there should be a valve near there. Don was assigned to find the valve.

Cemetery project is on hold due to some resistance by the developer of the storage units.

Well House is being redesigned by Maurice.

Danielle is going to ask JaNeece at Hinton Burdick to set up the **billing by service address** instead of by owner.

The **Oath of Office** was given to Don Fawson and Ray Beal to be temporary successors of the board and to serve the unexpired terms of Ron Whitmer and Scott Ricci who have resigned.

Adjourned at 8:05 PM

Recorded by Joanne Dawson

LEEDS DOMESTIC WATERUSERS
Monthly Meeting Agenda
July 12, 2007
7:00 P.M.

- I. Call to Order
 - 1. Welcome
 - 2. Prayer
 - 3. Pledge of Allegiance

- II. Approval of Minutes

- III. Board Business
 - 1. Floater Taps
 - 2. Terry Prisbrey
 - 3. *Donna D. White*

- IV. Executive Session

- V. Adjourn

Terry Prisbrey

3563 w. 3700 n.
Cedar City Utah
84720

INVOICE #3

INVOICE #3
DATE: JUNE 27, 2007

To: LEEDS DOMESTIC WATERUSERS and or
Joanne Dawson, d/b/a Joanne Dawson, AGENT,
secretary of
LEEDS DOMESTIC WATERUSERS
PO BOX 460627
LEEDS, UTAH 84746-0627

CERTIFIED MAIL 70062150000366147372

COMMENTS OR SPECIAL INSTRUCTIONS: NOTICE TO AGENT IS NOTICE TO PRINCIPLE NOTICE TO PRINCIPLE IS NOTICE TO AGENT. REGARDING CONTRACT BETWEEN LEEDS DOMESTIC WATERUSERS AND TERRY PRISBREY, DATED 10 AUGUST 2006 - 28 AUGUST 2006. AND 28 DEC. 2006. NOTICE OF ACCEPTANCE 15 JANUARY 2007 NOTICE WAS IN A REASONABLE TIME AND FOR ALL OFFERS TO LEEDS DOMESTIC WATERUSERS.

SALESPERSON	P.O. NUMBER	REQUISITIONER	SHIPPED VIA	F.O.B. POINT	TERMS
					Due on receipt

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Water share	5000.00	5000.00
8	Late fee's from August 2006 to march 2007	25.00	200.00
8	Collection fees ect. 300.00 per hr to date. Letters mailing research	300.00	2400.00
1	Connection and meter	600.00	600.00
1	Pipe installation 8 inch one block	20,000.00	20,000.00
1	Damages of not connecting valued at 5000.00	5000.00	5000.00
1	interest	664.00	664.00

Make all checks payable to Terry Prisbrey if you have any questions concerning this invoice, contact terry Prisbrey c/o 2563w 3700 n Cedar City Utah 84720. 20 percent interest and 25 dollars late fees per month plus collection fees of 300 dollars per hour and any other cost as deemed necessary by terry Prisbrey will be charged from date of damage if not paid in full within 30 days of receipt. Failure to respond within 3 business days of receipt via registered mail is your unconditional acceptance of the invoice charges and correctness and acceptance of damages and you understand invoice contract and terms.

SUBTOTAL	33864.00
SALES TAX	
SHIPPING & HANDLING	
TOTAL DUE	33864.00

John Schijf
354 Vermillion Ave.
St. George, UT 84790

2 July, 2007

Leeds Domestic Waterusers
PO Box 460627
Leeds, UT 84746

RE: 89 Vista Ave., account # 1140.2

Dear Board Members:

I am writing in regard to the \$1,339.92 water bill that I incurred from 5/11/07 to 6/10/07. I was of course shocked and surprised at the size of the bill.

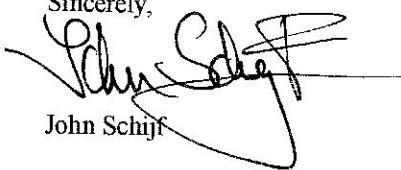
Let me first briefly give you a little background:

- We bought the house in Leeds in spring 2006 as an investment and rented it out. The house had been owned for over 20 years by a couple that had worked at Star Nursery. The yard was very beautiful so we agreed to pay our tenants water bill on the condition that they kept the yard in good condition and well watered.
- With the implementation of the water restrictions this spring I was obviously concerned. I contacted the Town and asked to speak to someone who could document my water usage history over the last year. I did speak with a gentleman (I did not write down his name unfortunately) who pulled the records. We consulted on my usage and determined that my usage in 2006 was slightly above (if I recall about 17,000 gals/month) what the restrictions were. I advised my tenant at that time to maintain the watering schedule that he had implemented in 2006. He maintained the yard in good condition.
- In May 2007 I rented the home to my son who is hoping to buy the property. Once again I agreed to pay the water bill. I asked him to keep the yard well watered. I did not caution him about the water restrictions, however I did not expect him to water to the extent that he did -- what amounted to an almost increase 5 fold increase in water usage.

I want to state quite clearly that I fully acknowledge my fault in this matter. I also recognize the seriousness of the situation that existed in Leeds this spring. It was not my intention in any way to violate or ignore the restrictions that were in place. I believed that my water usage was in line with the restrictions in place. I simply wanted to maintain the yard in good condition. I should have communicated more effectively with my son. My son has now been advised of the situation.

I therefore request that you give some consideration to reducing the bill for the period(s) in question. I am certainly willing to pay for the water I used but would like, if possible, to have the penalties waived or at least reduced. This bill will place a considerable financial burden on my family. Thank you for your consideration in this matter.

Sincerely,


John Schijf

LEEDS DOMESTIC WATERUSERS
Monthly Meeting Agenda
August 9, 2007
7:00 P.M.

- I. Call to Order
 - 1. Welcome
 - 2. Prayer
 - 3. Pledge of Allegiance

- II. Approval of Minutes

- III. Board Business
 - 1. Ken & Layna Larsen Purchase Request
 - 2. Allocation to Irrigation Company
 - 3. Terry Prisbrey
 - 4. Bid on Well and Automation
 - 5. Negotiation with State Trust Land

- IV. Executive Session

- V. Adjourn

LEEDS DOMESTIC WATERUSERS
BOARD MEETING
August 9, 2007
7:00 PM

Present: Maurice Hall, Joanne Dawson, Don Fawson, Ray Beal, Danielle Stirling

Meeting was opened at 7:10 PM by President Maurice Hall

Call to Order:

Welcome: Maurice Hall

Prayer: Maurice Hall

Pledge of Allegiance: Don Fawson

Minutes: Ray MOVED: To approved 7/12/07 minutes as written. Don SECONDED. MINUTES APPROVED.

BUSINESS ITEMS

Item: Ken & Layna Larsen Purchase Request

Larsen's need 20 feet variance on their property to meet code. Their property is zoned R1. They requested purchase of 20 feet of the north portion of our property located off Silver Reef Road. The tank is located at that end of the property. We need at least 20 feet from our tank to access it. Maurice MOVED: To advertise to LDWA Shareholders that we want to liquidate 20 feet of our property to the Larsen's and sell the parcel for \$10,000.00. Don AMENDED THEN SECONDED: Providing there is a professionally surveyed plat map that includes the actual location of the tank in relationship to the parcel, and have it ready to show shareholders at our next board meeting. BOARD VOTED. MOTION PASSED.

Item: Allocation to Irrigation Company

The Irrigation Company has not remedied the problem of regulating their water. They were told that once our automated system is in place we will not continue to physically adjust the tank. It is costing us a lot of money to provide them with water and we have more than paid them back for water we used. The Irrigation Company needs to:

- 1) Fix their meter.
- 2) Engineer a way to retrieve the overflow water at the pink tank without attaching directly to the tank.
- 3) Install a double check valve.
- 4) Complete their projects by 8/23/07, the time our automated system is in place.

Don MOVED: To have Danielle contact the Irrigation Company and tell them that in order to continue to receive water they need to have an engineer design a system to manage their water, and based on continued 24 hour pumping, the cost to them will be 50% (of our cost). Maurice AMENDED THEN SECONDED: If they wish to (extend past 8/23/07) they can pay Colin's wages to manually adjust the overflow until their system is completed. BOARD VOTED. MOTION PASSED.

Item: Terry Prisbrey

Our attorney, Mr Hafen, responded to Prisbrey's demands with a certified letter. Mr. Hafen told Prisbrey his invoice and claim for contract by acquiescence was baseless. He gave Prisbrey an historical recount of events as evidence. He also told Prisbrey to cease any further communication with LDWA and in the future there would be no response to his invoices or other communication. (No check was reissued to Prisbrey. We were not court ordered to return the money, we returned it any way, and Prisbrey did not cash it. This clears us of any obligation.)

Item: Bid on Automation

The bid for automation goes as follows:

Pump house = \$4500
2 tank sites = \$6000
Control station @ fire station = \$6800
Computer = \$900

Authorization was given to start the project.

Item: Negotiation with State Trust Land

Maurice is going to negotiate our expenses with State Trust Land for:

The mag liter = \$2100
The dump valve = \$2900
½ of the cost to install the pump = \$7600
½ of the cost to pull the old pumps = \$600
To re-plumb the well and the check valves = \$3500

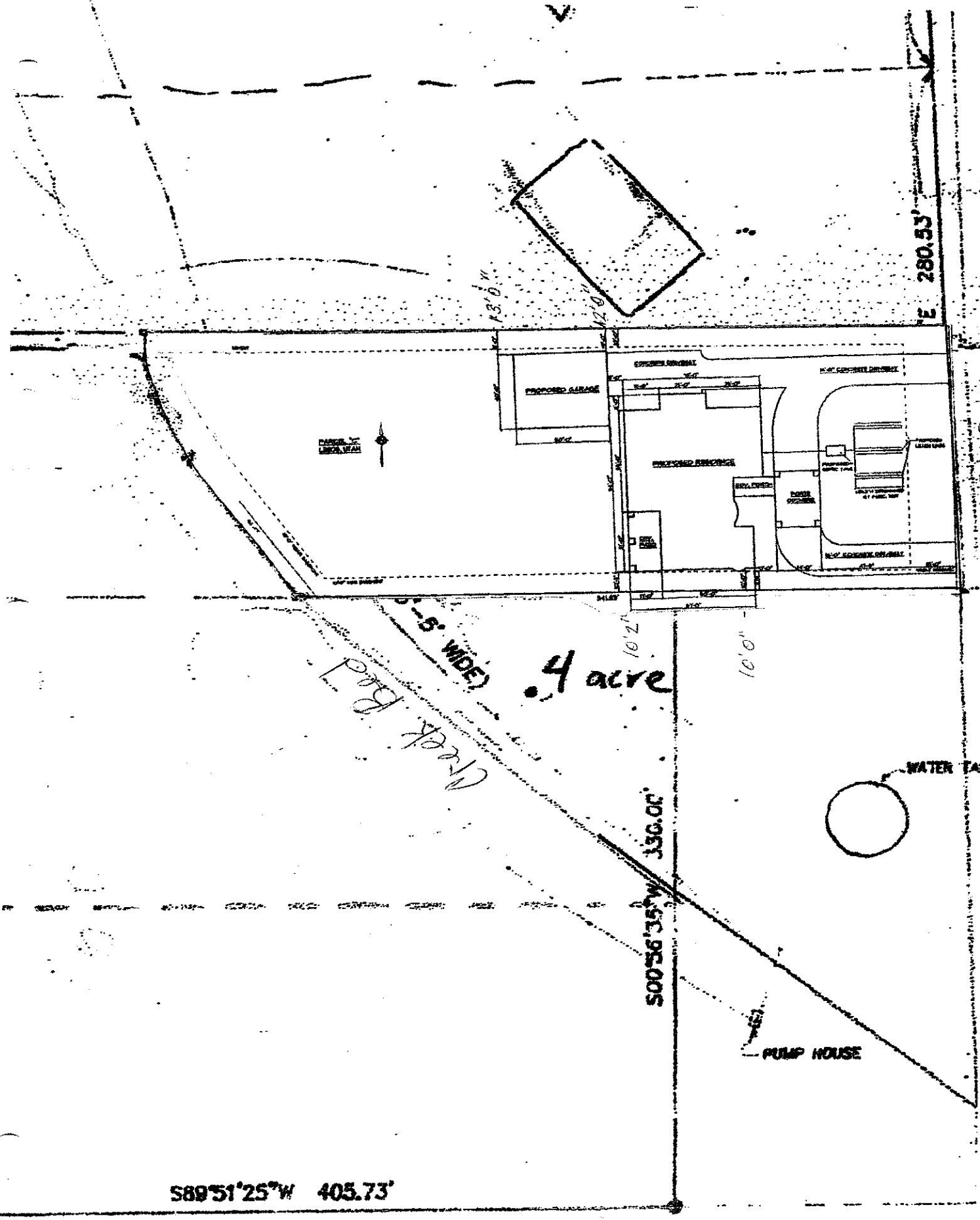
Plus the cost of automation and other expenses for the asking total of \$36,400

Susan Savage will be **credited** \$264.89 for overages. Based on a **Director's Resolution**, dated 5/8/92, water is allowed to drip during freezing months to prevent broken pipes.

While negotiating the merger agreement with the town, it was proposed that a list of those people who have **Floater Taps** be given to the town so those owners can be granted special rates.

Meeting Adjourned at 8:20 PM

Recorded by Joanne Dawson



Silver Reef Rd

4 acre

Creek Bed
(5'-5" WIDE)

WATER TANK

PUMP HOUSE

E 280.93'

S 00°56'35"W 330.00'

S 89°51'25"W 405.73'

25 July 2007

7007071000544192577

LEEDS DOMESTIC WATERUSERS and or
Joanne Dawson, d/b/a Joanne Dawson, AGENT, secretary of
LEEDS DOMESTIC WATERUSERS
PO BOX 460627
LEEDS, UTAH84746-0627

Dear LEEDS DOMESTIC WATERUSERS

This letter is notice of your acceptance of our contract by acquiescence dated June 26 2007, I have given you ample time to respond because of our slow mail service the only question now is when are you going to connect my water and pay the invoice charges of 33864. Please remit payment to terry Prisbrey at 2563 w. 3700 n. Cedar City Utah 84720. due upon receipt.

Terry Prisbrey

KENDRICK J. HAFEN, P.C.
ATTORNEY AT LAW
2766 RED MOUNTAIN DRIVE
P. O. BOX 623
SANTA CLARA, UTAH 84765

COPY

(435) 634-0244

FAX (435) 634-0078

August 3, 2007

Certified Mail-Return Receipt Requested: 7001 0360 0002 4220 4201

Mr. Terry Prisbrey
2563 West 3700 North
Cedar City, UT 84720

Re: Harassment of Leeds Domestic Waterusers Association

Mr. Prisbrey:

I represent Leeds Domestic Waterusers Association, "LDWA." Your Invoice No. 3 dated June 27, 2007, to LDWA and recent letter dated July 25, 2007, have been sent to me for response. In short, your invoice and claim for contract by acquiescence baseless. Your claim for a water connection to LDWA's water system was resolved by a small claims court and your appeal to the Washington County District Court in 2003. I recount the historical events surrounding this incident.

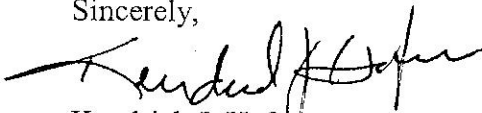
1. On 10/25/2000 you remitted a check for \$500.00 to LDWA as a down payment for the issuance of a water certificate for your proposed auto business.
2. On 11/16/2000 LDWA sent an invoice to you indicating an initial balance of \$5,000 for a water certificate and payment of \$500 toward certificate.
3. On 2/25/2001 Scott Hayes of LDWA sent you a letter indicating that LDWA bylaws require a permanent structure or commencement of construction within one year of signing water delivery agreement. Mr. Hayes acknowledged the receipt of \$500 and offered to refund it or keep it on file if you decided to commence construction within a year of signing a water service agreement. He further requested that you contact a board member if you have any questions.
4. On 3/29/2001 Scott Hayes sent another letter to you restating the requirements for water service and informing you of the requirements for a building permit, percolation test and sign-off by various officials. He further requested that you contact a board member if you had any questions.
5. On 7/3/2001 Scott Hayes sent another letter to you stating that you had made no contact with LDWA and indicating that the septic system for your proposed business was denied and that you had not met the requirements for a building permit. He indicated that he was returning the \$500 deposit so as not to tie up the share any longer.
6. On 7/25/2002 you attended an LDWA board meeting and indicated that you would complete a water service application form and return it prior to two weeks before next LDWA meeting. That application was never received.
7. In 2002, you initiated a small claims action designated SC0201118 in which you

8. claimed you had the right to the use of water supplied by LDWA. On 12/16/2002 a Small Claims Judgment was entered in case number SC0201118–Prisbrey v. Leeds Domestic Water Assoc. This case was dismissed with prejudice which means you lost. A copy of this Order is enclosed.
9. On 12/16/2002 you filed a Notice of Appeal for Small Claims Judgment SC0201118.
10. On 10/27/2003–Judge Shumate issued an Order in your appeal. Again, the Court dismissed your appeal with prejudice. You lost again.
11. In 2006 you were sent an invoice in the amount of \$4710 for service through 4/10/06. This was apparently a mistake.
12. In response you sent a check for \$200 payable to LDWA.
13. On 8/10/2006 LDWA sent you a letter regarding the disposition of \$200. You did not respond.
14. In response you sent an undated unintelligible response regarding an offer of contract. There is no contract between you and LDWA. There is no such thing as contract by acquiescence. All contracts and agreements must be signed by the party to be charged. You have no such contract.
15. On February 13, 2007, Joanne Dawson sent you a letter stating that your deposit of \$500 toward a connection fee was being returned, as well as your payment of \$200 dated April 27, 2006. You did not cash the \$500 check and LDWA stopped payment on this check.

As stated in the February 13, 2007 letter from Joanne Dawson to you, you do not have a connection to the LDWA system because: (1) you failed to comply with the LDWA bylaws and remit the balance of the payment of \$4,500 for a connection and failed to complete the application and start construction of a permanent structure within the one year period; and (2) you lost your small claims action that was appealed to the district court. All of these things were a result of actions you failed to perform.

In summary, you have no contract with LDWA for water delivery or anything else. Your claim for a contract by acquiescence is baseless; all contracts must be signed by the party to be charged. You have no such contract with LDWA Please cease any further communication with LDWA as there will be no response to your invoices or other communications.

Sincerely,



Kendrick J. Hafey

enclosure

c: Leeds Domestic Waterusers Association

ldwa070717.let.wpd

ORIGINAL

COPY

FILED
FIFTH DISTRICT COURT
2003 OCT 27 AM 9:40
WASHINGTON COUNTY
BY: [Signature]

JENKINS & JENSEN, LLP
Bruce C. Jenkins - 5972
Attorney for Defendant
352 E. Riverside Drive, Ste. C-4
St. George, UT 84790
Telephone: (435) 674-9718
Facsimile: (435) 674-9006

IN THE FIFTH DISTRICT COURT

IN AND FOR WASHINGTON COUNTY, STATE OF UTAH

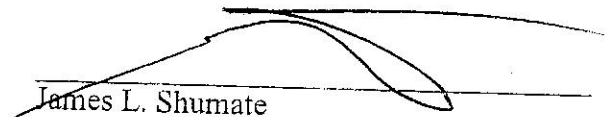
<p>TERRY PRISBREY, Plaintiff, v. LEEDS DOMESTIC WATER ASSOCIATION, Defendant.</p>	<p>ORDER (Appeal from Small Claims Court) Case No. 020502533 ST Judge James L. Shumate</p>
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This matter came before the Court on Plaintiff's appeal from a Small Claims Court Judgment ruling in favor Defendant and dismissing Plaintiff's Claims With Prejudice. Plaintiff was present with his attorney, Bryan Jackson. Officers of Defendant were present and represented by their counsel, Bruce C. Jenkins. Evidence was proffered to the Court by counsel for both parties and Leeds Domestic Waterusers Association minutes dated August 12, 1963, were offered into evidence. Central to Plaintiff's claim was an alleged right of use in the water supplied by the Leeds Domestic Waterusers Association based upon such minutes, despite Plaintiff having no certificate evidencing ownership of a share in the Leeds Domestic Waterusers Association. Having been fully advised in the matter and for good cause appearing:

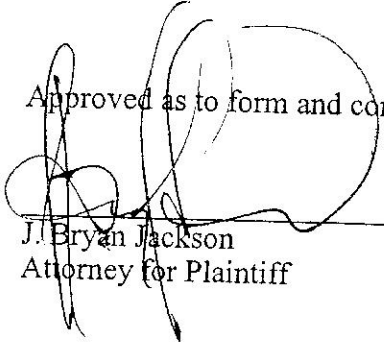
IT IS HEREBY ORDERED, ADJUDGED AND DECREED that Plaintiff's claims are dismissed with prejudice, no cause of action appearing.

DATED this 27 day of ~~September~~ ^{Oct}, 2003.

BY THE COURT


James L. Shumate
District Court Judge

Approved as to form and content:


J. Bryan Jackson
Attorney for Plaintiff

Leeds, Utah
July 20, 2007

LDWA Board

RE: Floater tap, winter overage charge, and Wonder Lane

Dear Friends,

Floater Tap: Copies of my certificate and the floater agreement which detailed the terms of the purchase are in the LDWA files, along with similar records for other people.

As these purchases took place nearly 40 years ago, and as our family files have been moved several times by various pairs of hands, and as part of my current responsibilities is to go through all of these papers, and as that is going to take me a long time, I would need, in order to meet your August 15 deadline, a copy of my certificate from your files. Please advise me of the charge for this service. --I have asked to have the billings for Mom's two homes sent in my name for convenience, but only the floater tap is registered in my name. It is my only ticket to participate and vote in the Association. My standing has never been questioned, so I hope this counts for something.

Winter Overage Billing: I am enclosing a copy of an overage billing which I am requesting to have waived, and which Maurice said for me to bring before the board. This overage is not part of those incurred during the well repair and water rationing this spring. It happened intentionally during this past winter when we experienced a period of unusually low temperatures similar to those of a number of years ago when many lines in town froze, including ours. Following the earlier event, the LDWA Board passed a resolution that there would be no overage charges for the two coldest winter months, in order to encourage people to leave taps running to prevent freezing. (A copy of this resolution is in the file in Joanne's office.) That is what I was doing as per instructions during the winter just past. If the resolution had been changed, we were never advised of it. If our disconnection from the old line would have eliminated the concern for freezing, we had not been notified of this either. For these reasons I am requesting that the charge of \$274.89 be waived. (I paid \$10 the first time I received this charge because I had not talked with the board yet, so I'm adding that back onto this bill.)

Wonder Lane: Thanks so much for the water pressure! Everything is working better. Even the kitchen faucet has stopped leaking. Please let us know what you need us to do on this line while it's in use. I'm sure each of us expects to take responsibility for breaks should any happen again.

Also, we have four homes here which are serviced by LDWA taps but were excluded from the service area map in the Capital Facilities Plan. The corrals are included on that map, but not the homes. We appreciate your attention to this item as well.

Thanks,


Susan Savage

H 7
LOWA-92

RESOLUTION OF DIRECTORS

The regular monthly meeting of the directors of the Leeds Water Users Association was held on the 8th day of May, 1992, beginning at the hour of 7:30 P.M. at the corporation's usual meeting place in the Town of Leeds, Utah, pursuant to notice duly given. One of the matters of business discussed and requiring attention at said meeting was the subject winter billing. Following thorough discussion regarding the subject, it was moved by Don Goddard and seconded by Don Stephens, and carried by unanimous vote that

the association adopt the following resolution:
So shareholders will feel free to let their water drip in freezing winter months to prevent frozen and broken pipes, the board members agree to have two floating months with no overages, in the coldest part of each winter, when share holders are not charged overages (The months are December and January.)

Other matters were discussed and other actions taken by the board which are not relevant to this resolution.

DATED: 5-8-92

Janice A. B...
Secretary

LEEDS DOMESTIC WATERUSERS
PO BOX 2998
ST. GEORGE, UT 84771

Service Address		
975 N Wonder Ln		
Account Number	Due Date	Pay This Amount
1248.1	08/06/07	284.89

Susan Savage
 975 North Wonder Lane
 PO Box 460546
 Leeds UT 84746

Service from	Service to	Account No.	Service Address	
06/11/07	07/10/07	1248.1	975 N Wonder Ln	
			Description	Amount
<u>Meter Readings</u>			PREVIOUS BALANCE	264.89 + 10
<u>Previous</u>	<u>Current</u>	<u>Usage</u>	Water	20.00
6189350	6211920	22570	Water Overage	
			Credit	
			Late Fee	
Message				
A copy of the 2006 Consumer Confidence Report is available upon request. This report contains our water quality information. Call 435-879-0278.				
				PAY THIS AMOUNT
				284.89

Winter Overage

LEEDS DOMESTIC WATERUSERS
BOARD MEETING
October 11, 2007
7:00 PM

Present: Maurice Hall, Joanne Dawson, Don Fawson, Ray Beal, Danielle Stirling

Meeting was opened at 7:07 PM by President Maurice Hall

Call to Order:

Welcome: Maurice Hall

Prayer: Danielle Stirling

Pledge of Allegiance: Ray Beal

Minutes: Maurice MOVED: To approve 8/9/07 minutes. Ray AMENDED THEN SECONDED: Change from west to north of our property under Larsen's purchase request. MINUTES APPROVED.

BUSINESS ITEMS

Item: Annette Wiggins

Annette did not attend.

Item: Ken & Layna Larsen Purchase Request

Larsens requested purchase of 20 feet of the north portion of our property located off Silver Reef Road. Advertisement of this purchase request was posted on the Post Office bulletin board for one week. There was no opposition. Layna presented a surveyed plat map with actual location of the tank in relationship to the parcel. Don MOVED: To accept \$10,000.00 for the requested 20 feet of LDWA's property. Maurice SECONDED. BOARD VOTED. MOTION PASSED. Maurice asked Layna to complete the transaction by going to a title company. He said to go with the standard closing costs, and to complete the project within two months. Don MOVED: To allow Maurice to sign the closing papers for LDWA. Ray SECONDED. MOTION PASSED.

EXECUTIVE SESSION

Item: Water Manager

At the last meeting there was discussion about hiring a water manager. Maurice presented the projected budget for this year and a balance sheet. Built into the budget was the salary for a manager but LDWA has not hired one. The balance sheet showed revenue is up and running above budget. Maurice asked to advertise for this job with salary between \$35,000 - \$40,000 a year. Danielle MOVED: To place an ad in 2 or 3 different newspapers advertising for a water manager to manage LDWA. Don SECONDED. BOARD VOTED. MOTION PASSED.

Another board member is needed. Others have declined. Danielle nominated **Joy Cooney** and will ask if she would be willing to serve.

Meeting Adjourned at 7:39 PM

Recorded by Joanne Dawson

415.52'

KEN & LAYNA LARSEN
(1.27 ACRE)
BK 1373 PG 1199

P.O.B. CROSBY
BURTON R.O.S.) TO LARSEN PARCEL
(MEA)

S02°20'00"E
140.53'

N89°51'25"E
195.83'

341.85'

174.51'
20 FOOT WIDE PARCEL 0.080 ACRE
175.68'

S89°51'25"W

CROSBY TO LARSEN
PARCEL (0.372 ACRE)

N49°32'12"W
31.55'

N18°09'14"W
67.98'

41.75'
S82°14'31"W
N49°01'18"W
26.47'

N09°23'11"E
25.16'

N57°40'01"W
20.40'

WATER TANK
43.33' DIA.

76.8'

24.2'

LEEDS DOMESTIC WATER
USERS ASSOCIATION
BK 196 PG 32
(1.315 ACRE)
(INCLUDING ROADWAY & TO
FENCE LINE)

M.75°11'40S
56.01C

310.38'

SILVER REEF ROAD

SET REBAR/CAP ON LINE
20 FOOT OFFSET ON LINE
FROM NEW CORNER POSITION

APPROXIMATE
CENTERLINE OF
IRRIGATION DITCH

183.24'
310.08'

20'
N00°36'35"E

310.38'

415.52'

KEN & LAYNA LARSEN
(1.27 ACRE)
BK 1373 PG 1199

P.O.B. CROSBY
TO LARSEN PARCEL
(BURTON R.O.S.)
(MEA)

N89°51'25"E
195.83'

341.85'

S02°20'00"E
140.53'

20 FOOT WIDE PARCEL 0.080 ACRE
174.51'
175.68'

S89°51'25"W

CROSBY TO LARSEN
PARCEL (0.372 ACRE)

31.55'
N49°32'12"W
67.68'
N18°09'14"W

WATER TANK
43.33' DIA.

183.24'
310.08'

76.8'

24.2'

41.75'
S82°14'31"W

N49°01'18"W
26.47'

N09°23'11"E
25.16'

N57°40'01"W
20.40'

LEEDS DOMESTIC WATER
USERS ASSOCIATION
BK 196 PG 32
(1.315 ACRE)
(INCLUDING ROADWAY & TO
FENCE LINE)

M 57°11'40S
56.016'

310.38'

SILVER REEF ROAD

SET REBAR/CAP ON LINE
20 FOOT OFFSET ON LINE
FROM NEW CORNER POSITION

APPROXIMATE
CENTERLINE OF
IRRIGATION DITCH

N00°36'35"E

Surveyed

LDWA Property totaling 1.395 acres / approx. sq ft 60,807.52
Valued at approx \$200,000.00 = \$3.28 sq ft

Property length same as existing property owned by Larsen's
20' x 146' = 2920 sq ft
2920 X \$3.28 = \$ 9577.60

Property length to square off LDWA property
20' x 175.68 = 3512 sq ft
3512 x \$3.28 = \$ 11,519.36

Appraised

LDWA property totaling 1.34 acres / approx 58,370 sq ft
valued at 83,469.10 = \$1.43 sq ft

Property length according to recorded deed
20' x 146' = 2920 sq ft
2920 x \$1.43 = \$4175.60

* Agreed on value of LDWA property with LDWA & Larsen's from appraisers
sq footage of 58,370. \$200,000.00 = \$3.42 sq ft
2920 x \$3.42 = \$9986.40

2:23 PM
10/11/07
Cash Basis

Leeds Domestic Waterusers
Summary Balance Sheet
As of October 11, 2007

	<u>Oct 11, 07</u>
ASSETS	
Current Assets	
Checking/Savings	141,479.86
Accounts Receivable	14,459.06
Other Current Assets	71,363.25
Total Current Assets	<u>227,302.17</u>
Fixed Assets	1,047,182.03
TOTAL ASSETS	<u><u>1,274,484.20</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	1,740.21
Total Current Liabilities	<u>1,740.21</u>
Long Term Liabilities	55,678.13
Total Liabilities	<u>57,418.34</u>
Equity	<u>1,217,065.86</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,274,484.20</u></u>

LEEDS DOMESTIC WATERUSERS
Monthly Meeting Agenda
October 11, 2007
7:00 P.M.

- I. Call to Order
 1. Welcome
 2. Prayer
 3. Pledge of Allegiance
- II. Approval of Minutes
- III. Board Business
 1. Annette Wiggins
 2. Ken & Layna Larsen Purchase Request
- IV. Executive Session
- V. Adjourn

Resolution

of

Leeds Domestic Water User's Association of Leeds, Utah

The undersigned, secretary of the **Leeds Domestic Water User's Association of Leeds, Utah**, (the "Company"), consent and acknowledge that the association has approved the sale of land described on the attached exhibit "A" legal description to Kenneth W. Larsen and Layna B. Larsen for the sum of \$10,000.00:

Maurice Hall, President, is authorized and empowered to bind the company and to execute on behalf of the Company, and has the authority to:

- a. sell, exchange, lease, mortgage, pledge, purchase, convey or otherwise transfer any part or all of the real property of the company;
- b. incur indebtedness on behalf of the company; or
- c. Confess judgment against the company

Dated this 9th day of November, 2007



Joanne Dawson, Secretary

This Legal description is attached to that certain Resolution of Leeds Domestic Water User's Association of Leeds, Utah, dated the ___ day of November, 2007.

EXHIBIT "A"

Beginning at a point South 0°36'35" West, 1063.91 feet along the Center Section line and South 89°51'25" West, 89.49 feet from the Center Quarter Corner of Section 6, Township 41 South, Range 13 West, Salt Lake Base and Meridian, said point being at an existing fence line, running thence South 2°45'33" East, 20.02 feet along said fence line; thence South 89°51'25" West, 175.68 feet; thence North 0°36'35" East, 20.00 feet; thence North 89°51'25" East 174.51 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM that portion lying within and Easterly of "Silver Reef Road".

Tax Serial No: L-101-A

Initials /

LEEDS DOMESTIC WATERUSERS

218 North Main Street
PO Box 460627
Leeds, UT 84746-0627

Phone Number: 435-879-0278
Fax Number: 435-879-0278 (Call first)

Web Address
Email: ldwa@qwest.net

Fax Transmittal Form

To: John Justesen
Name: Southern Utah Title Company
CC:
Phone: 656-6270
Fax: 986-8794

From: Joanne
Date Sent: 11/9/07

Number of Pages: 3

Message:

LEEDS DOMESTIC WATERUSERS
Monthly Meeting Agenda
November 8, 2007
7:00 P.M.

- I. Call to Order
 1. Welcome
 2. Prayer
 3. Pledge of Allegiance

- II. Approval of Minutes

- III. Board Business
 1. Annette Wiggins
 2. Peter & Ronda Aurigemma
 3. Richard Carson

- IV. Executive Session

- V. Adjourn



**southern
Utah Title
Company**

John Justesen

Direct Phone: 435-656-6270
Direct Fax: 435-986-8794
E-mail: johnj@sutc.com

River Road South Office
1224 S River Rd Ste A101
St. George, Utah 84790

TO:		FROM:	
To:	Joanne Dawson	From:	John Justesen
Company:		Date:	11/9
Fax No:	879-0278	Pages:	3

NOTES:

I need this signed and faxed back. Please call with questions

NOTE

This message is intended for the use of the addressee and may contain **CONFIDENTIAL** or **PRIVILEGED** information. If you have received this communication in error, please notify at (435) 628-0404 immediately.

THANK YOU.

LEEDS DOMESTIC WATERUSERS
BOARD MEETING
November 8, 2007
7:00 PM

Present: Maurice Hall, Joanne Dawson, Don Fawson, Ray Beal

Absent: Danielle Stirling

Meeting was opened at 7:04 PM by President Maurice Hall

Call to Order:

Welcome: Maurice Hall

Prayer: Don Fawson

Pledge of Allegiance: Maurice Hall

Minutes: Maurice MOVED: To approve 10/11/07 minutes. Don SECONDED. MINUTES
APPROVED.

BUSINESS ITEMS

Item: Annette Wiggins

Annette requested relief from her accrued overages during the restrictive period. She is a single parent with special needs children and is unemployed and living with her parents. Kathleen Piccione is currently renting her house and has paid the water bills for that residence from the time she began renting to present. Because Annette left her water to run and didn't make any effort to repair any leaks during this period of time or have anyone else do it for her, the Board's **decision** was: **to not cut the amount Annette owes for overages but to allow payments she can afford.** They told her to meet with Joanne and arrange an amount she can afford and start making reductions.

Item: Rhonda Aurigemma

Rhonda requested relief from her overage. Her usage has been consistently low and well within 450 gallons per day all year except for one month during the restrictive period. Her meter was read twice by the meter readers and again by Colin at that time. Maurice said he would send Colin to re-check her meter. If the meter is not working properly the board would waive her overage and give her a new meter. Rhonda chose to pay her overage if the board would agree to apply her payment to Annette Wiggins's account. The Board's **decision** was: **if Rhonda pays her overage, LDWA will reduce Annette's account by the same amount.**

Item: Richard Carson

Richard contested his overage accrued during the restrictive period and threatened legal action against LDWA. He felt his penalty was imposed unfairly. He was out of the country when the first 2 notices were sent. He felt LDWA should have sent their notices with a return receipt. The Board took this under advisement for the future but told him it didn't change his circumstances now. He owns one meter and usage for two 1 acre parcels and felt justified using 70% of normal use. He said he needed water for some fruit trees. The board told Richard several residents lost trees and vegetation during this restrictive period. He was told how the restrictive amount of gallons per household was calculated and why it was necessary.

Richard 1) received our notices (they were also posted on the Leeds Town Web Site with internet access anywhere in the world), 2) spoke with Scott Ricci, a board member at the time, regarding the restriction, 3) received a letter from LDWA acknowledging that conversation, and 4) did not notify LDWA prior to his absence nor made any arrangements to have anyone check his property while he was gone.

Prior to our board meeting our attorney Rick Hafen sent Richard a letter. This letter stated that due to the governing authority of our Bylaws, and Articles of Incorporation, the Board had the right to impose restrictions, emergency conditions, and penalties regarding water use within our system. Richard is a shareholder/water user and is party to the contract created by LDWA's Articles of Incorporation and Bylaws and is therefore bound to pay his delinquencies. Refusal to pay the penalty could result in seizure of his meter and sale of his water share. The Board's **decision** was: **to not reduce or waive Richard's overage charge.**

EXECUTIVE SESSION

Item: Kurt Allen's Proposal

Kurt of Northern Engineering Inc., representing Well Proof LLC, proposed the idea of bringing "wet water" to our system by drilling a new well. He gave two potential well sites, both in close proximity to our existing storage tanks. He said the wells could possibly produce up to 500 gallons per minute. Well Proof LLC will do the drilling, equipping, and testing, at no cost to LDWA. They will own the well but will allow LDWA the opportunity to purchase it and own it exclusively. They will own the water rights until LDWA has them legally transferred through a change application with the State of Utah and by signing a lease agreement. All infrastructure will be built at the expense of Well Proof LLC, but upon purchase will become the property of LDWA to maintain as part of our system.

The proposed water supply could provide another 700 acre feet of water to the town, supply growth for another 30 years, and would belong to Leeds rather than the Washington County Water Conservancy.

The Board's **decision** was: **to look into acquiring this water, and to request a proposed purchase agreement between LDWA and Well Proof LLC with terms and price.** Kurt was asked to bring back a more "efficient proposal" for the board's review and vote.

Maurice will ask **Craig Sullivan** to serve as a board member.

Six resumes were sent for the position of Water Superintendent. Only two had the required qualifications. Joanne was asked to call **Terry Smith** and **Jed Richins** and tell them they will be notified in two weeks for interviews. She was also asked to send thank you letters to the other applicants.

Adjourned at 9:10 PM

Recorded by Joanne Dawson

Utility Billing Inquiry (Licensed to Leeds Domestic Water, UT)

File Main Menu Edit Search Maintenance Print Other Help

Customer: Wiggins, Annette
 PO Box 460751
 Leeds UT 84746-0751

Term: 08/11/07 1309
 852,9241

Account Balance: 1,292.76
 Balance Due: 1,292.76
 Last Pmt: 01/08/07 150.00

Display Compare History Trans Deposits Services Meters Customer Location Billing

Meter Information: C1309
 Status: Active
 Route/Seq: 1-1300
 Multiplier: 1.0000
 Demand Mtr. No:
 Dials: 7
 Size:

Meter ID Action Period Date Reading Usage Multiplier Demand

Meter ID	Action	Period	Date	Reading	Usage	Multiplier	Demand
C1309	Period Meter Reading	03/10/07	03/01/07	5564130	7450	1.0000	.0000
C1309	Period Meter Reading	04/10/07	04/01/07	5569580	5450	1.0000	.0000
C1309	Period Meter Reading	05/10/07	04/30/07	5705330	35750	1.0000	.0000
C1309	Period Meter Reading	06/10/07	06/01/07	5750550	45220	1.0000	.0000
C1309	Period Meter Reading	07/10/07	07/01/07	5800700	50150	1.0000	.0000
C1309	Period Meter Reading	08/10/07	08/01/07	5839520	38820	1.0000	.0000

Activity General Notes

Leeds Domestic Water

C:\cs\data Wed Nov 23, 2007 01:00pm

Idwa

From: "JaNeece Buchanan" <JaNeece@hintonburdick.com>
To: "Idwa" <ldwa@qwest.net>
Sent: Wednesday, October 17, 2007 3:59 PM
Attach: ldwa101707.zip
Subject: RE: Aurigemma

I will research it. Also here is the latest backup. All payments have been entered through today.

JaNeece

From: Idwa [mailto:ldwa@qwest.net]
Sent: Wednesday, October 17, 2007 9:20 AM
To: JaNeece Buchanan
Subject: Aurigemma

JaNeece:

Mrs. Aurigemma (10121) called this morning complaining about her bill. She has an automatic billing that mails her payments faithfully each month. There was a late fee on her bill. I was late with a payment packet after my mom died which may have made her late. Please remove the late fee. Also, she is going to call Maurice and ask if she can have the \$50.00 overage (during the restriction) removed. She said she never went over at any time. I haven't researched her usage for that time. I told her to call you after she speaks with Maurice.

Thought I would give you a "heads up"

Thanks,
Joanne

SEQ	CUST #	CUST NAME	430 READ	5/19 READ	1ST 19 USAGE	6/1 READ	5/19 - 6/1 USAGE	TOTAL MAY USAGE	1ST 19 CALC (R/101) (10P)	FIRST OVERAGE	SECOND OVERAGE	TOTAL OVERAGE	April Credit	TOTAL BILL
1940	1056.1	Coleman, Shirley	23,940	23,940	0	23,940	0	0	(190.00)	0	0	0		\$20.00
1941	1386.1	Spencer Goats	19,310	20820	1,510	21,780	960	2,470	(156.44)	0	0	0		\$20.00
1942	1397.1	Williamson, John	22,690	22690	0	22,690	0	0	(190.00)	0	0	0		\$20.00
1950	1082.1	Eisasser, Gary	2,265,030	2277850	12,820	2,281,610	3,760	16,580	84.89	100	100	100		\$20.00
1955	1420.2	Barry, Shane & Synthia	180	1480	1,300	6,660	5,180	6,480	(161.11)	0	0	0		\$20.00
1960	1051.1	Carson, Richard	1,460,590	1472960	12,370	1,486,300	13,340	25,710	84.89	90	3.88	93.88	-50.00	\$63.88
1970	1200.1	Morgan, Glenn	594,060	595860	1,800	597,930	2,070	3,870	(150.00)	0	0	0		\$20.00
1980	1201.1	Morgan, Glenn	1,869,070	1877180	8,110	1,882,180	5,000	13,110	(9.78)	0	0	0		\$20.00
1990	1194.1	Mills, Peter	582,340	588590	6,250	598,190	9,600	15,850	(51.11)	0	0	0		\$20.00
2000	1178.1	Lyman, Leo & Brenda	800,850	821690	20,840	834,430	12,740	33,580	273.11	280	2.68	282.68	-20.00	\$282.68
2010	1314.1	Deuel, Lori	959,190	972150	12,960	978,480	6,330	19,290	98.00	100	100	100	-250.00	-\$130.00
2020	1125.1	Harvey, Dave & Carol	300,650	307970	7,320	311,380	3,410	10,730	(27.33)	0	0	0		\$20.00
2030	1144.1	Hutchings, Kay	2,458,420	2475650	17,230	2,483,480	7,830	25,060	192.89	200	200	200	-290.00	-\$70.00
2041	1402.1	Naase, Detlef & Rita	94,300	107200	12,900	114,180	6,960	19,860	98.67	100	100	100		\$120.00
2050	1005.1	Anderson, Jerry	1,995,460	2010560	15,100	2,025,770	15,210	30,310	145.56	150	7.62	157.62	-50.00	\$127.62
2060	1038.1	Brown, Dean	252,280	254680	2,400	260,360	5,680	8,080	(196.67)	0	0	0		\$20.00
2070	1216.1	Brock, Cheryle	1,547,810	1560740	12,930	1,596,860	36,120	49,050	97.33	100	62.76	162.76		\$182.76
2080	1035.1	Breskin, Robert & Zan	746,330	754650	8,320	759,920	5,270	13,590	(5.11)	0	0	0		\$20.00
2081	1007.2	Anderson, Ray & Beverly	60,250	61620	1,370	64,840	3,220	4,590	(159.56)	0	0	0	-10.00	\$10.00
2090	1223.1	Picconi, Carole	1,680,520	1704340	23,820	1,716,170	11,830	35,650	339.33	340	0.86	340.86	-90.00	\$270.86
2100	1063.1	Cosmopolitan Restaurant	90,700	103840	13,140	111,870	8,030	21,170	102.00	110	0.86	110.86	-70.00	\$60.86
2110	1303.1	Wells Fargo Museum & Gall	602,110	602780	670	603,120	340	1,010	(175.11)	0	0	0		\$20.00
2120	1237.1	Rice Bank/Carpenter	610,720	615340	4,820	619,590	4,250	8,870	(87.33)	0	0	0		\$20.00
2130	1213.1	Ollerton, Don	2,124,790	2134590	9,800	2,137,440	2,850	12,650	27.78	30	30	30	-100.00	\$50.00
2140	1260.1	Scanlon, Dennis	2,496,130	2510730	14,600	2,521,400	10,670	25,270	134.44	140	140	140		\$60.00
2150	1096.1	Forsha, Alice	841,010	845110	4,100	848,610	3,500	7,600	(98.59)	0	0	0		\$20.00
2160	1019.1	Beckstrand, Gordon	824,670	828820	4,150	831,750	2,930	7,080	(97.78)	0	0	0		\$20.00
2170	1177.1	Lojko, Frank	2,489,800	2510260	20,460	2,534,060	23,800	44,260	264.87	270	25.8	295.8	-10.00	\$305.80
2175	1053.1	Church of Jesus Christ of LD	2,690,980	2710360	19,380	2,749,920	39,560	58,940	240.67	240	73.08	313.08	-60.00	\$273.08
2180	1004.1	Allen, John	148,560	153660	5,120	158,430	4,750	9,870	(76.22)	0	0	0		\$20.00
2190	1181.1	Malm, Margaret	580,460	581900	1,440	584,800	2,900	4,340	(158.00)	0	0	0		\$20.00
2200	1134.1	Higgins, Richard	636,570	643620	7,050	649,430	5,810	12,860	(33.33)	0	0	0		\$20.00
2210	1047.1	Butkofer, Philip & Susan	2,197,230	2203970	6,740	2,212,730	8,760	15,500	(40.22)	0	0	0		\$20.00
2220	1012.1	Aurigemma, Peter	1,500,010	1510630	10,620	1,515,480	4,850	15,470	46.00	50	50	50		\$70.00
2230	1247.1	Sandston, Mike	762,640	771650	9,010	778,850	7,200	16,210	10.22	10	10	10		\$30.00
2240	1210.2	Rohr, Ralph & Angela	1,299,050	1301420	2,370	1,302,440	1,020	3,390	(137.33)	0	0	0		\$20.00
2250	1228.1	Puntill-Sheelman, Jo	941,360	948590	7,230	954,680	6,090	13,320	(29.33)	0	0	0		\$20.00
2260	1317.1	Wright, Cynthia	1,218,180	1228510	10,330	1,235,080	6,570	16,900	39.56	40	40	40		\$60.00
2270	1062.1	Cornack, Bruce	742,630	752680	10,050	759,380	6,700	16,750	33.33	40	40	40		\$60.00
2280	1073.1	Deblinger, Larry	353,570	355970	2,400	357,460	1,490	3,890	(136.67)	0	0	0		\$20.00
2290	1282.1	Tanner, Gary	1,266,790	1271430	4,940	1,275,020	3,590	8,230	(86.89)	0	0	0		\$20.00
2300	1050.1	Carpenter, Robert	2,256,820	2266000	9,180	2,275,070	9,070	18,250	14.00	20	20	20		\$40.00
2310	1068.1	Dalton, Glade	1,495,780	1509440	13,660	1,523,740	14,300	27,960	113.56	120	5.8	125.8		\$145.80
2320	1156.1	Kent, Art	1,332,910	1348830	15,920	1,367,750	18,920	34,840	163.78	170	15.04	185.04		\$205.04
2330	1099.1	Freeman, Richard	894,300	917240	22,940	934,040	16,800	39,740	319.78	320	10.8	330.8		\$350.80
2335	1429.1	Silver Reef Park	158,610	158610	200	158,610	-200	0	(185.56)	0	0	0		\$20.00
2340	1217.1	Ofteson, Gerard & Marlis	203,950	207470	3,520	209,720	2,250	5,770	(111.78)	0	0	0	-590.00	-\$570.00
2350	1137.1	Howard, DeVon & Claudia	2,554,690	2556970	2,280	2,563,280	6,310	8,590	(139.33)	0	0	0		\$243.24
2360	1138.2	Archuleta, Manadi	808,500	827100	17,600	845,120	18,020	35,620	201.11	210	13.24	223.24		\$230.00
			107,450	106870	2,710	202,320	2,450	5,160	(129.78)	0	0	0		\$20.00

KENDRICK J. HAFEN, P.C.

ATTORNEY AT LAW

2799 RED MOUNTAIN DRIVE

P. O. BOX 525

SANTA CLARA, UTAH 84703

(435) 634-0244

FAX (435) 634-0078

November 6, 2007

Richard C. Carson
2066 Oak Grove Dr.
P.O. Box 460598
Leeds, UT 84746-0598

Re: Delinquent Account 1051.1

Mr. Carson:

Leeds Domestic Waterusers Association, "LDWA," referred your letters regarding the imposition of penalties on your water use and your delinquent account to me for response. Before responding to the specific issues raised in your letters, I discuss the underlying authority of the Board of Directors to impose restrictions, emergency conditions, and penalties regarding water use within the LDWA system.

LDWA's Articles of Incorporation and bylaws form the basis of the contract between LDWA and its shareholders/waterusers. As a stockholder/wateruser you agree to be subject to the rights and obligations set out in these documents. The articles of incorporation set out, among other things, the corporation's purposes and powers, a designation of the corporation's officers, the Board of Directors as the governing authority of the corporation, and other matters. Article V of LDWA's Articles of Incorporation requires that applicants [shareholders] must "comply with such rules and regulations and pay such fees for the service of the company as may be fixed by the Board of Directors."

LDWA's Bylaws further explain the mechanics of the corporation's organization and management, including the powers and duties of the Board of Directors. Article IV, Section 1 authorizes the Board of Director to "adopt such rules and regulations for the conduct of their meetings and the management of the Association as they deem proper." In addition, Article IX, Section 3 authorizes the Board to restrict water usage in times of shortage as follows:

In the event the total supply of water is insufficient to supply all the service connections with the distribution lines for all purposes, the Association shall supply the domestic needs of all connections before any water is delivered for livestock and garden purposes, and shall supply the domestic and livestock needs for all connections before any water is delivered for garden purposes. The violation of any member of any regulation or order of the Board of Directors to enforce this provision shall subject such member to the discontinuance of water for any purpose and such additional penalties, monetary or otherwise, as may be established by the Board.

Bylaw Article X sets out the procedure for making general assessments (section 1) and use rates for water service (section 3). Section 3 sets penalties for delinquency in payment of the assessed charges as follows:

Richard C. Carvon
November 5, 2007
Page 2

Delinquency in the payment of either an assessment on members or of any monthly water charge, even though the other might not be delinquent, shall subject the delinquent member to the immediate discontinuance of all water service and the cancellation of the stock certificate held by such member. Resumption of water service and reinstatement of stock certificate shall only be made upon payment of all delinquencies, interest, attorney's fees and such other charges and penalties as may be established and applied by order of the Board of Directors in the case of such delinquencies.

With this background in place, I now turn to the Board's notices given and regulations adopted earlier this year. Prior to sending out its notices regarding water conservation and water restrictions, the Board made an informed decision to proceed with rehabilitation of the well providing the bulk of water to its stockholder/waterusers. In its efforts to insure an adequate supply of water during this rehabilitation process, the Board sent out its March 9, 2007 Notice. This notice was included with each customer's bill for water use during the previous month and was also posted at the Leeds post office. The notice describes the well rehabilitation project, informs its customers that the only water source is the spring, and encourages customers to voluntarily conserve and limit outside watering to that which is absolutely essential. Two weeks later, water usage had not declined. The Board then sent out its March 27, 2007 Notice. This notice was mailed to each customer separate from the monthly water bill. It was also posted in the Leeds post office. This notice states that water usage had not declined, in fact water usage is exceeding more than the spring produces, restates the need for conservation and use of water outside for limited purposes, and states that if water usage does not decline, water rationing will be required. During the ensuing ten days water usage did not decline and on April 6, 2007, the Board issued its Emergency Notice setting out water restrictions and penalty fees.

I turn now to the contents of your April 19, 2007 letter. In this letter you first excuse or rationalize your use of water contrary to the March 9, 2007, March 27, 2007 Notice, and April 6, 2007 Emergency Notice based upon your absence from your residence at the time the Notices were sent. Your letter does not state when you departed, but that you returned on April 17. Assuming that you were at home for the first, and perhaps the second notice, you were informed of the need to conserve and limit outside water use. One or both of these notices would have provided you advance notice of the urgency of the situation. You apparently did not curtail your outdoor water use until you returned on April 17. Thus, your continued use of outdoor water contributed to the circumstances requiring emergency notice and penalty fees. You also chose not to inform LDWA that you were leaving for an extended period of time. Had you done so, they may have been able to inform you in advance of the critical situation.

This letter also suggests that the form of service of the Notices was defective and that some form of personal delivery or signed acknowledgment of receipt of notices should be required to document receipt of correspondence. LDWA's Bylaws provide that notice to stockholders will be given notice by "first class mail, postage prepaid, addressed to the shareholder's address last

Richard C. Carson
November 6, 2007
Page 3

appearing on the books of the Association."¹ Your suggestion is not only contradicted by existing bylaws, but would impose an unnecessary financial burden on LDWA that would ultimately be borne by its stockholder/waterusers.

In your letter you suggest that a special meeting of stockholders should have been held to solicit input regarding emergency measures. The management of the corporation's affairs has been delegated to the board of directors through the Articles of Incorporation and bylaws. Well rehabilitation is an ordinary maintenance item. If special meetings were called for ordinary maintenance items, there could potentially be several special meetings a month. This was not an item for a special meeting. Shareholders are not in a position to second guess board actions in matters that have properly been delegated to them.

You next suggest that the board establish procedures for exceptions, variances or similar vehicles for relief from the emergency measures. The Board did just that. In its letter to shareholder/waterusers dated May 1, each shareholder was informed of the opportunity to appear before the board at its June 14, 2007 meeting and present any information regarding extenuating circumstances that would justify relief for the emergency procedures. You did not appear at the Board meeting nor did you pursue your efforts for relief with the Board.

Your final point is that the imposition of a penalty needs to have a basis in logic, reason and clarity. The April 6, 2007 Emergency Notice is grounded in logic, reason and clarity. Prior to imposing the Emergency Notice the Board sent out two notices encouraging water users to conserve and limit outdoor use of water. These notices fell on deaf ears as water users continued their use of water. The only method to curtail water use short of shutting off the water was to impose financial hardship for continued indiscriminate use of water. There needed to be a solution before there was a crisis. The Board elected to penalize those who used more than the shareholder's pro rata amount of water that was being produced by the water source. Averaging water use over the period of the penalty period was appropriate under the circumstances.

In summary, the Board is empowered to manage the affairs of the corporation. It has the specific authority to impose water restrictions in times of water shortage. In anticipation of a potential shortage as a result of well rehabilitation, the Board issued two notices encouraging and urging voluntary water conservation to forestall a shortage of water. You, as well as other shareholders, apparently failed to heed these early warnings as water use did not decline. As a result, the board issued its emergency procedures. Unfortunately, you left the country with your sprinklers set on automatic for your regular use of water at a time when water conservation was mandatory. You, as well as others who were still in Leeds, who refused to reduce water usage in excess of the allocation were penalized. Recognizing there may be extenuating circumstances regarding water use during this restrictive period, the Board set up a specific meeting to hear appeals for

¹Articles III, section 3, Notice of Meetings; Article IV section 5, Board meetings; Article X, section 2, Notice of Assessments

Richard C. Carson

November 6, 2007

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excessive water use during this period. You chose not to attend the meeting or to make any arrangements to further the appeal of your circumstances. You now refuse to pay the penalty rate.

As stated above, as a stockholder/wateruser you are party to the contract documents created by the LDWA Articles of Incorporation and Bylaws. Those documents are enforceable as any other contract to which you are a party. If you continue to refuse to pay the penalty rate, the late fees and delinquency charges, the Board's recourse is to terminate your water service and sell your water connection to collect your water service fees, penalties and delinquencies. You, of course, have the opportunity of making a special appeal to the board, and to challenge the termination of your water service and sale of your shares of stock through legal action. In the event you elect to pay your current water bill including the penalty rate, the Board may elect to waive all or a part of the late and delinquent fees. That arrangement must be negotiated between you and the Board. If you elect to litigate this matter, my experience has been that the courts grant deference to those charged with ratemaking decisions and regulations and will not substitute the court's judgment for those in a position to know all the facts and circumstances, particularly where a written contract exists. In these actions, courts apply the arbitrary, capricious, or abuse of discretion standard. I don't believe that under the circumstances the emergency notice and the resulting rates were arbitrary, capricious, or an abuse of the Board's discretion.

With regard to your "due process" point, in order to have a due process violation, there must be state action. Even though a state statute authorizes the sale of stock for delinquencies, this power of sale is derived from private contractual agreements contained in the articles of incorporation and bylaws and these contractual agreements govern the exercise of the power of sale. Even if a court were to hold that state action is involved, due process requirements only require "notice reasonably calculated, under all the circumstances, to apprise interested parties of the pendency of the action and afford them an opportunity to present their objections." In a sale of your stock, you are notified of the sale and have an opportunity to pay the delinquent amount prior to the sale which would satisfy all the due process requirements.

I sincerely urge to resolve this matter as quickly as possible to avoid additional charges and penalties.

Sincerely,



Kendrick J. Hafen
LDWA legal counsel

cc: Local Domestic Waterusers Association

11-07112007

November 8, 2007

Leeds Domestic Water Association
Leeds, Utah 84746

RE: Proposal to Bring "Wet Water" to the System by Drilling a New Well

Dear President and Board of Directors,

Well Proof LLC, has asked that Northern Engineering Inc. represent Well Proof LLC in proposing to the Leeds Domestic Water Association an opportunity to bring "Wet Water" to the system by drilling a new well.

Two potential well sites have been evaluated and selected for the construction of culinary wells. Sunrise Engineering Inc. and Dr. Joe Zhao P.E., Ph.D. provided a hydro geologic assessment/well siting study and concluded that a new well could be drilled in one of the proposed areas and possibly produce up to 500 gpm. Both proposed sites are within close proximity of existing LDWA storage tanks and/or wells which will help facilitate delivering water to the existing system.

Well Proof LLC shall bring to this proposal the intent of drilling, equipping, testing, and providing all appurtenances of the proposed well at no cost to LDWA. Well Proof LLC shall maintain ownership of the new well unless through the proper channels of negotiation and signing of agreements the well may be purchased from Well Proof LLC and owned exclusively by LDWA.

Well Proof LLC shall provide and own all water rights for the proposed well and have such water rights legally transferred to the new well through the appropriate "Change" applications with the State of Utah. Such water rights shall be available to LDWA through a lease agreement prepared and agreed upon by all parties.

All infrastructure and piping necessary to connect and deliver "Wet Water" to the existing LDWA system shall be built, and constructed at the expense of Well Proof LLC. Such infrastructure and piping shall then become the property of LDWA to maintain and consider part of their "system".

LDWA shall intern agree through the signing of the proper documentation that LDWA and its successors shall be obligated to lease said water from the proposed well as the demand requires and shall pay a fee agreed upon by all parties to satisfy the source protection and

beneficial use requirements of the State of Utah. Therefore LDWA shall become the governing entity of the proposed well and available water rights (as provided in the lease agreement).

Well Proof LLC understands that LDWA is a "Private" water company that is obligated to service the residence within its district however, it is also understood that any transfer, sale, trade, or pooling agreements that may be in the future for LDWA stock and/or ownership shall include the entire agreements signed and entered into by LDWA and Well Proof LLC shall be binding to all successors and parties claiming ownership.

The above mentioned items are not to be considered a commitment or promise but are for the purpose of providing a proposal to the LDWA Board of Directors to entertain the possibilities of entering into an agreement with Well Proof LLC. If in fact the Board agrees and votes to proceed with the agreement then such action can be taken to prepare the appropriate documents.

We appreciate the opportunity to work with LDWA and are certain critical need for water within the community can be met through a cooperative effort. Please consider this action and proposal from Well Proof LLC.

Sincerely,

Kurt Allen, Area Manager
Representing Well Proof LLC
Northern Engineering Inc.