

**LEEDS DOMESTIC WATERUSERS ASSOCIATION
ANNUAL SHAREHOLDER MEETING MINUTES
TUESDAY, FEB 2, 2021**

LDWA MEETING ATTENDEES

Board Members: Aaron Bateman (M), Darryl Lewis (M), Doris McNally (CS, M),

Staff, Employees: Sheryl Lee, Mary Pettit, Mark Osmer

Shareholders:

ANDERSON, CHAD & MARGARET	DYROFF, STEVE & TINA*	LEE, SHERYL & KEVIN*	ROHR, ANGELA B & L RALPH*
BALDWIN, RONALD & NANCY	ELLISON, JOSEPH/MICHELLE*	LEFLER, KYLE & JENNIFER*	SANDSTON, MIKE & LINDA*
BALLOU, REX & SHAUNA*	FAWSON, DONALD & REBECCA	LEWIS, DARRYL J*	SAVAGE SUSAN/HUNGER HOLE*
BARNES, DALE G	GAGNON, RICHARD D.*	LLOYD, TIM & BROOKE	STEPHENS, DON C & MARY L*
BATEMAN, AARON/ERIONDA*	GOY-YU-CHIN, MANUEL & JOY*	MANIS, JAMES P & ILA M	STEVENS, BRANDI N & BRICE*
BEAL, GLENN RAY & VERLYNN*	GRYGLA, MARK/PEGGY ALLEN*	MATHEWS, WYATT	STEVENS, RANDY & SELINDA
BENNION, KERRY/KEENA*	HADLEY, KEN & PATRICIA	MAUK, DORTHY LEE*	STIRLING, DAVID/DANIELLE
BEESLEY, BRANDON & DANI*	HARRIS, JAY & LARAINÉ	MCNALLY, ROBERT & DORIS*	STIRLING, LYMAN F*
BENTLEY, CHAS ANNE FAMILY*	HARVEY, DAVE (CHRISTINE)*	MILLS, PETER C TRS	STONEKING, HELEN MARIE*
BEVAN, CHRISTOPHER*	HATCH, BRENT/LUCY	PEINE, PHILLIP S & LAUREL	STOROSKA, ROBERT & LINDA*
BLAKE, KEITH/JANAE*	HAYES, TANA*	PENROSE, EILEEN & STEVE	SULLIVAN, CRAIG/LEEDS CRK
BLAKE, ROYAL WADE & WILMA*	HEATON, REX/PAMELA	PETERSON, WAYNE & KAREN	SULLIVAN, HOLLY & ZACHERY
BROWN, DANIEL -James, Jos	HOSTER, BILL*	PETTIT, MARY & FRANK*	SWENSON, DANNY&KATHLEEN*
BRULEY, LARRY/JULIANNE*	RUDA CAP & HORSE CAN	POWELL, WESLEY & KATHLEEN*	TAYLOR, ROGER
BUDION, MICHAEL & DEANNA*	HORSLEY JEFFREY O & LINDA*	PRIDGEN, RANDY & BEVERLY	TIDBALL & COLEMAN, INC.
BUTLER, JACK & MITZI	JOHNSON HEATH & SHARON*	PRINCE, BEVERLEY TR	WARREN, ALFRED & VERNA*
CARNLEY, RICH/TRICIA	JONES, BRANT/TIFFANY	PRISBREY, TERRY & LEONA*	WESTHOFF JENNIFER S TR
CRABB DEVEN G & LORNA D	JUNE BABIES LL, SERIES I	REPOSA, GERARD & KAREN	WILSON, R STEPHEN & TOIYA*
CUNDICK, RON & PAT*	KERSHAW, KEVIN & JUDY*	REX, IAN & DARLA	WRIGHT, CYNTHA
DANIS JOSEPH & JULI*	LAWTON, GERGORY & LONA	ROBERTS, ALAN & SUSAN*	YUREK, GERALD/MICHAEL*
DILWORTH, RONDA*		RODRIGUEZ, RICH & CORINNE	*=Health Screening Form

Non-shareholders, residents: Jim ('JW') McKain, and EJA.

I. **CALL TO ORDER :: 7:00PM**

1. **Meeting Call To Order** - Darryl Lewis
2. **Proof Of Meeting Notice** - Doris McNally

On shareholder's December 2020 Invoices, produced and postmarked 01/04/2021, the following note was included: *** TO ALL SHAREHOLDERS. A SEPARATE NOTICE FOR THE 2021 LDWA ANNUAL SHAREHOLDER MEETING WILL BE SENT OUT WITHIN THE NEXT COUPLE OF WEEKS.

On 1/21/2021 LDWA ANNUAL SHAREHOLDER MEETING NOTICE postcards were mailed to all shareholders via the Leeds USPS office. The same day a display rack with 60+ additional notices was placed on the Leeds USPS Corkboard for individuals to take On the same day the notice was also posted on the LDWAcop.org website.

Hence satisfying the LDWA ByLaws ARTICLE III, Section 3. Notice of Meetings requirements.

3. **Pledge of Allegiance** - Darryl Lewis
4. **Prayer** - Aaron Bateman
5. **Nomination of President Pro-Tem** – Aaron Bateman
MOTION by Doris McNally, SECOND by Darryl Lewis, Vote – APPROVED (McNally, Lewis)
- 6.

Explanation of Election of Pro-Tem – Aaron Bateman reported that the previous President and Vice President have resigned from the Board of Directors, leaving the Board without an authorized director to conduct the annual meeting. **LDWA Bylaws Article V, Officers and Their Duties**, Section 6, Vacancies. *“A vacancy in any office may be filled by appointment of the Board. The officer appointed to such a vacancy shall serve for the remainder of the term of the officer he/she replaces.”* **LDWA Bylaws Article V, Officers and Their Duties**, Section 4, Special Appointments. *“The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.”* Pursuant to this authority, the Board will elect President Pro Tempore to conduct the annual meeting, with the term of the President Pro Tempore expiring upon the conclusion of the annual meeting.

7. Thank you to Friends of LDWA – Doris McNally

We want to take this opportunity to acknowledge and thank some individuals who have assisted us in making tonight’s meeting possible and safe.

- Fire Chief -Tom Kuhlmann, Fire Capt.-Steve Harris, and the entire staff at the Leeds Fire Station for allowing us to use their facility and setting the facility up in the manner they did to ensure proper social distancing for our attendees’ safety. Additional thanks to Shareholder Don Fawson for coordinating the efforts of the LDWA & the Fire Station.
- Shareholders – Ralph & Angie Rohr, Julie Bruley, Mary Pettit, Sheryl Lee for assisting in registering you all in for this meeting.
- Shareholder – Mayor Wayne Peterson for loaning us the towns speaker system and Manny Goy for his assistance in setting the system up.
- Shareholder - Daniel Stirling for loaning us the chairs you are all sitting in at the moment.

8. Meeting Protocol – Darryl Lewis

As was mentioned before, the last President of the LDWA held that office very courageously and faithfully, for over eleven years and we are thankful for his service to our community. During his tenure, he was forced to, as they say. “go it alone” many-many times and through no fault of his own, this developed into a method of operation. The sudden departure of both our President and Vice President has left the board with a learning curve which will be on-going for a bit. With this in mind, the board has moved to not take any questions tonight.

It is our desire that when an associate has a question or concern, it is our responsibility and duty to give the associate a valid answer; sadly, it will be a bit longer before we feel we are in a position to do that.

LDWA will be holding monthly meetings on a regular basis with all of you invited so that you may be informed and learn along with us about the future of LDWA and water in Southern Utah. We hope you will join us.

II. APPROVAL OF MINUTES OF LAST ANNUAL MEETING

MOTION by Doris McNally, SECOND by Darryl Lewis all unanimous approval of the Annual Shareholder Meeting Minutes dated February 4, 2020 and tonight’s Feb 2, 2021 Meeting Agenda.

III. LDWA REPORTS

FINANCIAL REPORT: - Darryl Lewis

- Shareholders, you should all have a copy of the 2020 Financial Budget Summary.
- First, we are very happy to report that with the additional principal payments LDWA has made over the past 10 years, the current DDW #3F138 loan balance now due is \$358,000.
- Importantly, **without the additional payments, the balance would be \$884,500.** That is a savings of **\$526,500 in interest.** We are on track to pay the loan off in 2024, **17 years ahead of schedule.**
- 2020 was a busy year for LDWA, with higher year-end operating expenses than original anticipated; however, even with that - we realized a slight gain of \$1,381.23.
- Ordinary Operating & Other Income: \$322,899.20. This income is derived from: water sold, standby taps, Infowest lease, reinstated water shares, income for the DDW Loan #3F138, late fees, account transfers, water connections for new homes, interest earnings, meter rentals, water sold for construction mitigation, theft of utilities, and reconnections.
- Ordinary Operating Administration: \$32,409.02. Expenses for training, insurances, memberships, certifications, licenses, consumable supplies, classes, computer systems, office rent, utilities, postage, mailing, association dues, legal, engineering, accounting services.
- LDWA's 10-year lease with Infowest for use of space on LDWA's water tank for their cell transmitter expired and was re-negotiated by the previous Board President to include the new email and voice mails systems, installation of electricity to water tanks for security cameras, purchase of security cameras at a direct cost to Infowest. For details of LDWA's new 10-year Infowest lease, please contact LDWA.
- Wages, Payroll Tax Liabilities, Outsourcing: \$80,710.53.
- Ordinary Operating Field and Infrastructure Expenses: \$208,398.42. Expenses derived from: equipment, pressure reducing valves (PRVs), valving, fire hydrant & maintenance, cross connection program, inventory, consumables & supplies, tools, security systems for infrastructure, safety equipment for field operations, BLM and US Forestry easements, blue stakes, asphalt, excavation, pump utilities, water rights maintenance (filing proofs, extensions, etc.), water testing, meters, barrels, sensors for digital metering of water use, and costs related to compliance with DDW/DEQ regulations. 45.47% (\$94,757.00) of these expenses were paid to the DDW #3F138 loan.
- **FINANCIAL ACCOUNT FUNDS AS OF JANUARY 31, 2021:**
 - Emergency & Major Project Repair Fund Reserves IAW Bylaws: \$300,492.69
 - Checking Account: \$19,504.28
 - DDW Loan #3F138 Fund Balance: \$14,279.54
- Note that all expenses for major infrastructure projects, such as the new 10-inch pipeline from the pink tank to the Oak Grove Rd bus turnaround, are paid for with Impact Fee Funds collected

from new growth. [refer to Field Report below]

FIELD REPORT: - Aaron Bateman

- The 6-inch plastic main pipeline extending from the 450,000-gallon tank down to the bus-turnaround area at 2096 Oak Grove was upgraded and its location documented by GPS. The 6" class C pipe was smaller than the line it feeds, which can result with inconsistent flow to end users. The 6" line was replaced with 10" C900. During the replacement it was discovered that the old 6" class C pipe went directly under the house built at 2960 Oak Grove. The new 10" C900 line is now located away from the house. This was a big improvement to our infrastructure.
- From the well house to the 350,000-gallon tank we upgraded the old 6" class C pipe to 8" C900. This will improve flow to the tank as well as replacing problematic class C pipe.
- Working with DNR to improve security of our water shed. Cleaning of unauthorize camp sites. Placement of rock around gates to keep vehicles from driving around closed areas.
- Improvement of roadways to the well with gravel donated by DNR for collaborative work done.
- Work performed at the spring to remove roots and debris from entering our water system.
- Moved valving at the 30,000- and 60,000-gallon tanks to inside the fenced areas for security purposes and upgraded piping at those tanks from Class C pipe to C900.
- Installed security gate at the Eldorado tank to keep people from driving on top of the water tank; built and installed new tank lid at the Eldorado tank.
- Installation of security cameras and security signs at all water tanks, including tank signage to identify tanks.
- Installation of meter at the 350,000-gallon tank to measure overflow from the spring back into Leeds Creek.
- Replaced 2" water meter at the Zion West RV Park, clearing it from root intrusion and updating it to radio read capabilities.
- Replaced leaking water meter at the local church building.
- Installation of several water meters for water service to new homes.
- Completed repairs and maintenance of PRV's (pressure reducing valves) to help maintain proper deliver of water to our customers.
- Installed a new fire hydrant at the end of the water line that connects to the old well for flushing of the dead end to maintain water purity and prevent any possible backflow from the old well.

- Fire hydrant exercising and maintenance performed on all hydrants according to hydrant schedule.
- Regular maintenance and testing performed throughout the year to maintain water delivery system and provide high quality water. Passed all testing of our system without any fails.

ADMINISTRATION REPORT: - Doris McNally

- **Updated LDWA Office Phone System to include Virtual Call Routing:**
Working with Infowest, our telecommunications company, we took advantage of a call routing and message service they offer. When an individual calls in to the LDWA they are greeted with a message thanking them for a call, and then asks if they would like to either report an emergency water leak or loss of water, or if their call is regarding a billing inquiry or another matter. Based on the caller's selection they can leave a message and once they hang up the message, they just created is sent to the appropriate individuals within the LDWA to address and respond. This happens all within 60 seconds of the message completion. The LDWA recipient of the message gets an alert to their phone with an attached copy of the audio version of the message & a transcribed txt of the message. An additional copy is sent the office system for corporate retention. This has greatly improved our response time to calls such as "emergencies".
- **LDWAcorp.org Website:**
In January of 2020 we launched a new website for LDWA.
 - 88% compliant US Americans with Disabilities Act (ADA)
 - Added Analytics to the site
 - Averaging 130 sessions, 260 Page views, Avg. Session: 1m 16s
 - Implemented reCAPTCHA on site, which keeps malicious software from engaging in abusive activities on our website.
 - Implemented updated policies within 12 hrs.
 - Email Registration [from 12% Q4 2019 – 83% EOY 2020]
- **Office Mgt Update:**
 - In February we have converted to a virtual office.
 - Virtual phone system implemented
 - Remote Computer [SPLASH] access for Billing/Office/& Meter Reading 24/7
 - Electronic archiving of historic paper files underway.
 - Cloud based backup of LDWA records implemented for past & current records.
 - Monthly Usage Analysis reports being generated & reviewed
 - Use of new ITRON reading system has reduced monthly shareholder capture time to approx. 1 hr. with VERY high accuracy
 - Title Search Inquiries & Account Transfers have increased significantly
 - OnTap Newsletter
 - Process/System & Asset/System Documentation
 - Documented RVS Usage Manual
 - Documented (Written & Video) Itron Meter Reading System (Manual & Tablet Use)
 - Security documentation
 - Set Calendar for Monthly LDWA Shareholder meetings – 3rd Wednesday of each Month.

IV. Election - Aaron Bateman

ARTICLE IV, SECTION 2, Term of Office Qualifications. States

“At each annual meeting, the shareholders shall elect Directors for terms of two (2) years, with an odd number on even numbered years and an even number on odd numbered years.” In the year 2021, an odd year, we are electing two board members to serve for the next two years.

Nomination Qualifications – Darryl Lewis

ARTICLE IV, SECTION 2, Term of Office Qualifications, para 3, states

Elections of Directors shall be as follows: “Nominations shall be made from the floor by any **member** present and **in good standing** with the Association. All nominees shall be members in good standing with the Association. Names of all nominees shall be placed or inscribed in order that all members present may be aware of the name of all nominees.”

Nomination Expatiations & Considerations – Darryl Lewis

It is the hope of the board that all nominees will seek this position for the purpose of serving the Association at large, protecting the rights of each individual shareholder and the ability of LDWA to continue delivering the highest quality water in Southern Utah. If a nominee has any other desire than these, our hope is that you will withdraw your name from consideration.

The board asks that you consider in your commitment to LDWA first and foremost your family responsibilities, your career (do you need to travel a lot), are you willing to get your hands dirty, are you willing to take care of emergencies at any hour of the day or night, are you willing to work as a member of a Team, etc.

Estimation Of Time Given In a Month – Doris McNally

There are many things that need to be done in a normal daily operation of providing you, our shareholders, with quality water. This can range from picking up the mail each day, sorting it and getting it distributed, to going to Shareholders homes to check on a water leak or issue, to newsletters, deciding legal issues and on and on it goes. On average the Board feels that a nominee should be prepared to give at least 8 hours of effort a month. Sometimes more and sometimes less.

Nominations of Vote Counters – Aaron Bateman

Shareholders selected to count ballots from attendees:

Manny Goy, Susan Savage, and Ron Cundick.

Procedure For Vote – Aaron Bateman

- Nominations will be taken from the floor.
- Names of all eligible nominees will be written on a board for all to see.
- All nominees will be given an opportunity to address the shareholders.
- All nominees will be assigned a number next to their name.
- We ask that you vote by the number rather than by name.
- Please do not disturb the counting in progress.
- The counters will deliver the vote tally to the Board.
- The board will announce the vote to the shareholders.

MOTION by Darryl Lewis to open nominations, **SECOND** by Doris McNally.

1. JIM (J.W.) MCKAIN nominated Sharon Johnson

2. DEVEN CRABB nominated Don Fawson
3. CYNTHA WRIGHT nominated David Rhodes

Sharon Johnson Comments:

"I didn't know I was to address everyone tonight, so I have nothing prepared. My name is Sharon Johnson and I've lived here for four (4) years and I have a lot of roots here in Leeds. My Mom is originally from Leeds, and I have a number of other relatives here as well. So Leeds has been near and dear to my heart for a long time. I moved here again like I said four (4) years ago I love this place and I'm hoping to make this place my final home. The two things I can give to you is that I am a hard worker, and I'm honest. Those are the best attributes I can bring to this board."

Don Fawson Comments:

"I'm Don Fawson, and my wife and I have lived here in Leeds for about 50 years. When you live in a small town for that long your name is known for both good and ill. So depending on which side of the room you are on. . . . I just wanted to say is that I have had the opportunity to serve the town in many roles over many years in different capacities, including the water company. When the well was originally drilled, and the water line was originally upgraded from 3" & 1.5" lines to 6", I was on the water board at that time. I also have had the chance to get down in the ditch and help lay pipe that was one of the things we could do without paying an assessment at that time. Most of the people in the town at that time were pretty poor so there were a lot of workers out there.

I served on the fire department both in administration and as a firefighter for 32 years and because of that I have an intimate understanding of the water system here, and that is kind of a tie-in. I also had an opportunity in my youth to work at a naval shipyard in the pipe department there. So I handled some of the plumbing in the yard at that time.

I did want to mention one thing, somebody called me tonight and said "Hey there is a rumor going around . . . "don't you just love them . . . small towns are great for that. So for those of you who were left out here is what I was told. Apparently, there was a secret strategy planning meeting that I was involved in, and the upshot of that meeting was that it was to figure out how to turn our private water company over to the city of Leeds & over to the Washington County Municipal water system, and the first part of that is true. We did have a meeting [with the Town] and we didn't invite you. There were actually three of us there two of my friends and I and we talked about the water company because we had concerns about some of the things that had happened in the past. So I just want to say Thank You to this present water Board, for the professionalism that they have displayed this evening. I look forward to working with them if I have that opportunity. But the second part of that rumor is not true and has no basis in fact. I am totally committed to our private water company, I love it!

Just maybe one or two other things then I'm done. One of the things I've tried to do over the last couple of years is to give some recommendations to the Board, some of which they have taken note of and implemented, and I really appreciate that. I hope to look at the Bylaws, policies and procedures, and communications; some of these have already been ~~already~~ addressed and make the organization more open. And I love the idea of putting things in place to offer better response time to emergencies and communicate better information to shareholders.

All I can tell you is if you put your confidence in me, I will give my all and work hard to continue to improve this amazing water system that we already have.

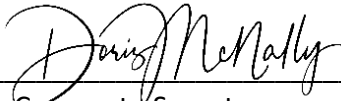
David Rhodes nominee

Unfortunately is not at tonight's meeting; Ralph Rohr offered info regarding Mr. Rhodes civil engineering background, and that he has voiced interest in assisting LDWA given he recently purchased property in the town and feels he may have knowledge and skills that could benefit the LDWA & it's shareholders (his future community).

Announcement of vote tallies and New Board members:

Since there were only two nominations for the two open seats on the board, we are pleased to acknowledge Don Fawson & Sharon Johnson as LDWA's two new Board Members.

VI. ADJOURN SHAREHOLDER MEETING at 7:31PM.



Acting Corporate Secretary

Leeds Domestic Water Users Association

2020 FINANCIAL ASSESSMENT

& 2021 PROJECTION

	2020 BUDGET	2020 ACTUAL	2021 PROJECTION
Active Taps	\$ 226,000.00	\$ 262,031.97	\$ 265,000.00
Standby Taps	\$ 13,000.00	\$ 26,614.56	\$ 8,000.00
Infowest Cell Lease	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00
Ordinary Operating Income	\$ 240,200.00	\$ 289,846.53	\$ 274,200.00
Account Transfer Fees	\$ 250.00	\$ 3,125.00	\$ 300.00
Investment Income Interest Earned (xxxx-7613)	\$ 1,800.00	\$ 1,140.28	\$ 500.00
Late, Reconnection, Utility Theft	\$ 1,610.00	\$ 7,857.13	\$ 500.00
Meter Rentals for hydrant use - mitigation	\$ 300.00	\$ 7,816.00	\$ 2,000.00
New Build Water Connections	\$ 1,750.00	\$ 10,980.00	\$ 1,750.00
Other Income	\$ -	\$ 2,134.26	\$ -
Other Operating Income	\$ 5,710.00	\$ 33,052.67	\$ 5,050.00
TOTAL ORDINARY OPERATING INCOME:	\$ 245,910.00	\$ 322,899.20	\$ 279,250.00
	2020 BUDGET	2020 ACTUAL	2021 PROJECTION
DDW Loan #3F138 Annual Payment	\$ 45,000.00	\$ 44,747.00	\$ 45,000.00
DDW Loan #3F138 Additional Principal Payment	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
DDW/DEQ Water System Fee	\$ -	\$ -	\$ 500.00
Cement Tank 325 Silver Reef Rd	\$ -	\$ 35,555.32	\$ -
Commercial Meters 1-1/2" & 2"	\$ -	\$ 13,623.61	\$ -
Consummables - Tools, Inventory, Supplies	\$ 10,000.00	\$ 2,582.24	\$ 4,500.00
Cross Connection, Backflow	\$ -	\$ 942.71	\$ 2,900.00
Easements, Encroach, US Forestry, BLM, Blue Stakes	\$ 3,000.00	\$ 2,425.35	\$ 3,500.00
Fencing Gates Padlocks Signage	\$ 2,000.00	\$ 10,002.14	\$ 2,500.00
Field Computer Software Hardware IT tech	\$ -	\$ 4,576.32	\$ 1,000.00
Infrastructure Maintenance Repairs	\$ 20,000.00	\$ 31,020.82	\$ 25,000.00
Rocky Mt Power, 325 Silver Reef Rd, Acct 002-01	\$ -	\$ 218.24	\$ 630.00
Rocky Mt Power Well Pumps, Accts 001-01 & 001-3	\$ 9,500.00	\$ 4,308.09	\$ 7,500.00
Surveillance Systems	\$ -	\$ 4,772.18	\$ 1,000.00
Water Rights, Beneficial Use Extensions, Proofs	\$ 1,800.00	\$ 2,022.00	\$ 2,500.00
Water Testing, Chlorination	\$ 1,500.00	\$ 1,602.40	\$ 4,000.00
Infrastructure	\$ 142,800.00	\$ 208,398.42	\$ 150,530.00
CPA Payroll, Taxes, A/P	\$ 2,600.00	\$ 2,175.00	\$ 2,800.00
Memberships, licenses, dues, certs, classes	\$ 1,800.00	\$ 2,261.98	\$ 2,500.00
Insurance Liability, Bond, Comp	\$ 4,950.00	\$ 4,154.92	\$ 4,500.00
IT Hardware, Software, Peripherals, Computers	\$ 250.00	\$ 3,658.55	\$ 500.00
Office - Consumable Supplies	\$ 400.00	\$ 264.02	\$ 500.00
Office - MACU remote deposit machine	\$ 360.00	\$ 360.00	\$ 360.00
Office - Payclix Online	\$ -	\$ 59.90	\$ 360.00
Office - Postage	\$ 2,000.00	\$ 2,544.55	\$ 2,700.00
Office - Rent Bldg Maintenance	\$ 4,800.00	\$ 4,800.00	\$ 6,000.00
Office - Rocky Mt Power	\$ 500.00	\$ 623.60	\$ 900.00
Office - RVS Invoices	\$ -	\$ -	\$ 500.00
Office - Quickbooks Intuit Online	\$ -	\$ -	\$ 600.00
Business Administration	\$ 17,660.00	\$ 20,902.52	\$ 22,220.00
CPA Accounting Taxes	\$ 900.00	\$ 900.00	\$ 900.00
Engineering	\$ 3,100.00	\$ 1,842.50	\$ 3,600.00
Legal	\$ 1,200.00	\$ 8,764.00	\$ 8,000.00
Professional Services	\$ 5,200.00	\$ 11,506.50	\$ 12,500.00
Advisory Consultant, Financials, Operations	\$ 10,000.00	\$ 16,048.00	\$ 18,000.00
Employees	\$ 10,000.00	\$ 16,048.00	\$ 18,000.00
Employee Net Wages	\$ 54,500.00	\$ 47,428.86	\$ 55,000.00
Employee & Employer Payroll Taxes	\$ 15,750.00	\$ 17,233.67	\$ 21,000.00
Outsourced 1099	\$ 70,250.00	\$ 64,662.53	\$ 76,000.00
TOTAL ORDINARY OPERATING EXPENSES	\$ 245,910.00	\$ 321,517.97	\$ 279,250.00
TOTAL ORDINARY OPERATING INCOME	\$ 245,910.00	\$ 322,899.20	\$ 279,250.00
TOTAL ORDINARY OPERATING EXPENSES	\$ (245,910.00)	\$ (321,517.97)	\$ (279,250.00)
NET GAIN - ORDINARY OPERATIONS	\$ -	\$ 1,381.23	\$ -

MEETING POSTCARD NOTICES



Leeds Domestic Water Users Association

PO Box 460627
Leeds, UT 84746
Phone: (435) 879-0278
E-Mail: LDWAcorp@infowest.com
Web: ldwacorp.org



LDWA ANNUAL SHAREHOLDER MEETING

The Leeds Domestic Water Users Association (LDWA) Annual Meeting will be on **Tuesday, February 2, 2021 at 7:00 PM**. The meeting will be held at the Leeds Fire Station located at 730 N Main Street in Leeds.

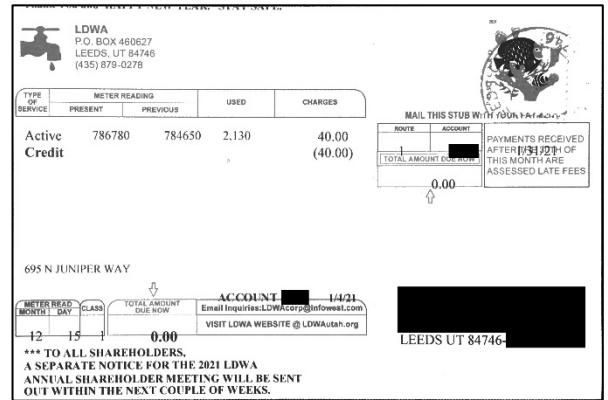
COVID-19 has created unique challenges for companies that are scheduled to hold their annual shareholder meetings during the pandemic. The LDWA is committed to creating a safe environment for all who attend this year's meeting.

WHAT TO EXPECT :: Shareholders who plan on attending the meeting are advised to arrive at the venue well in advance to allow sufficient time for registration processing.

- A valid photo ID is required to gain admission - Attendance at the meeting is limited to shareholders in good standing, or their authorized named representative
- Regardless of the number of shares held, a Shareholder shall have only one vote - Because the Association is a mutual ownership company, all shareholders participate on an equal basis and each shareholder has only one vote, regardless of the number of properties and shares owned
- Attendees will be required to complete a health declaration form prior to entry - We recommend that every attendee wear a face mask throughout the meeting
- Safe distance between seats will be established and maintained

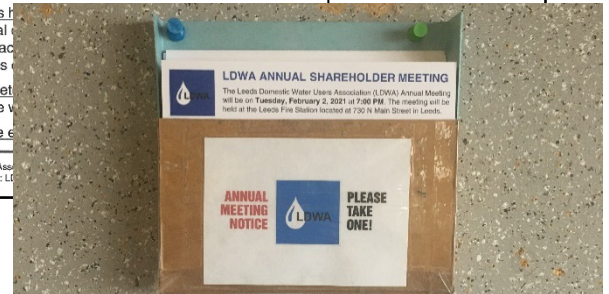
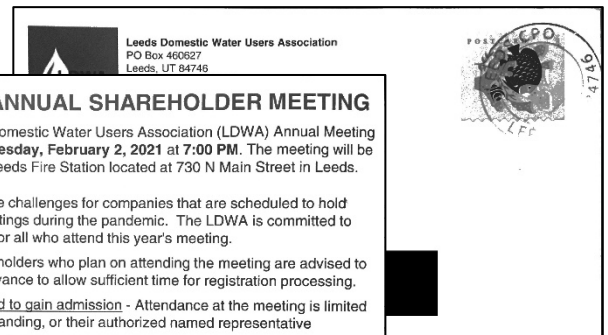
AGENDA ITEM :: Proof of Notice of Meeting or Waiver thereof

On our December 2020 Invoices, produced and postmarked 01/04/2021, the following note was included: *** TO ALL SHAREHOLDERS. A SEPARATE NOTICE FOR THE 2021 LDWA ANNUAL SHAREHOLDER MEETING WILL BE SENT OUT WITHIN THE NEXT COUPLE OF WEEKS.

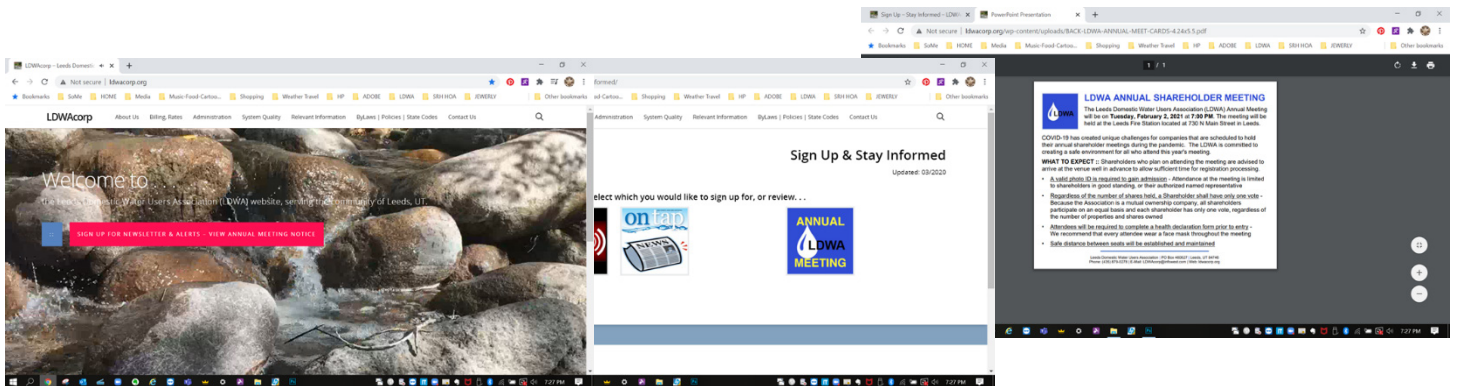


On 1/21/2021 LDWA ANNUAL SHAREHOLDER MEETING NOTICE POSTCARDS were mailed to all shareholders through the USPS office of Leeds.

The same day (1/21/2021) a display rack with 60+ additional notices was placed on the Leeds USPS Corkboard for individuals to take.



The same day (1/21/2021) the notice was also posted on the LDWAcorp.org website.



Hence satisfying the LDWA ByLaws ARTICLE III Meeting of Shareholders, Section 3. Notice of Meetings requirements.



Health Screening Form

In an effort to reduce the risk of COVID-19 exposure to LDWA shareholders and employees, all attendees to the LDWA Annual Share Holder Meeting must complete the following screening questions:

Attendee's Name: _____ Attendee's Phone#: _____

Attendee's Email Address: _____

	YES	NO
Have you had close contact with or cared for someone diagnosed with COVID-19 within the last 14 days?		
Have you experienced any cold or flu-like symptoms in the last 14 days (fever, cough, shortness of breath or other respiratory problem)?		

**Meeting attendees answering yes to any of the above questions will not be permitted access to LDWA Annual Shareholder venue.

Visitor signature: _____

For internal use:

Access to facility: Approved Denied Monitor initials: _____



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Access to facility: Approved Denied Monitor initials: _____



LEEDS DOMESTIC WATER USERS ASSOCIATION

BYLAWS & VOTING RIGHTS



ELIGIBILITY TO VOTE

Shareholders will not be eligible to vote or run for a seat on the LDWA Board of Directors Annual Shareholder Meeting if:

- (a) The shareholder account balance due by December 30, 2020 is not paid in full by Jan 4, 2021; or
- (b) the shareholder rents his/her property, their tenant pays the LDWA bill, and that tenant is delinquent per (a); or
- (c) the property deed is recorded after January 4, 2021.

In compliance with the LDWA Bylaws, ARTICLE III, Meetings of the Shareholder, the LDWA books will be closed on Jan 4, 2020, to verify shareholders entitled to notice of shareholder meeting and eligibility to vote at the Feb 2, 2021 Annual Shareholder Meeting.

VOTING RIGHTS

ARTICLE II, SECTION 2

Regardless of the number of shares held, a Shareholder shall have only one vote. A shareholder who owns more than one share in his own name, or jointly with other persons, or in the name of a partnership, corporation, limited liability, or any other legal entity, is still only entitled to one vote.

If the title of dwelling and lands has been transferred or conveyed either by contract or deed and the share is held in trust, the Board of Directors may upon receipt of evidence of transfer and payment of a fee equal to a share transfer fee, allow the new owner to vote the share appurtenant to his/her dwelling while such share is held in trust.

BILLING DUE DATES

ARTICLE X, SECTION 4

All water charges shall be paid monthly, and if not paid on, or before ten (10) days after the date of billing for such charges, shall be delinquent.

ARTICLE X, SECTION 5

Delinquency in the payment of either an assessment on members or of any monthly water charges, 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.



LEEDS DOMESTIC WATER USERS ASSOCIATION

BYLAWS & VOTING RIGHTS



ELIGIBILITY TO VOTE

Shareholders will not be eligible to vote or run for a seat on the LDWA Board of Directors Annual Shareholder Meeting if:

- (a) The shareholder account balance due by December 30, 2020 is not paid in full by Jan 4, 2021; or
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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.



LEEDS DOMESTIC WATER USERS ASSOCIATION

2021 ELECTION BALLOT



BYLAWS & AMENDMENTS

ARTICLE IV, SECTION 2

At each annual meeting, the shareholders shall elect Directors for terms of two (2) years, with an odd number on even numbered years and an even number on odd numbered years.

In the year 2021, an odd year, we are electing two board members to serve for the next two years.

WRITE-IN INSTRUCTIONS

Candidates will be assigned alphanumeric codes.

Candidate's Name	Nominated By	Alphanumeric Assigned	Count

BYLAWS & AMENDMENTS

ARTICLE IV, SECTION 2

Voting shall be by secret ballot. The President shall appoint three (3) judges from those present to rule on qualification of members, disputes, and to canvas the votes. The results of the voting will be announced immediately after tallying is completed, in the meeting.

Judge	Judge's Name	Judges' Signature
1		
2		
3		

LEEDS DOMESTIC WATER USERS ASSOCIATION

PO Box 460627, Leeds, Utah 84746-0627

E: LDWAcorp@infowest.com // www.LDWAcorp.org // VM: 435-879-0278

OATH OF OFFICE CONSTRUCTION & SAFETY

Title: **Board Member**

Name: **Don Fawson**

Leeds Address: PO BOX 460656 | 88 Vista Ave | Leeds, UT 84746

Phone#: (435) 668-5327

Email: donaldfawson@gmail.com

Shareholder Vote: February 2, 2021

Fellow Board Members/Election Date:

Aaron Bateman	Member	February 4, 2020
Doris McNally	Corporate Secretary & Member	February 4, 2020
Darryl Lewis	Member	February 4, 2020
Sharon Johnson	Member	February 2, 2021



Oath of Office Administered: **February 2, 2021**

Location: **Leeds Fire Station** [730 Main Street]

Administered By: **Doris McNally**

"I, Don Fawson, do solemnly swear [affirm] that I will support, obey and defend the Constitution of the United States, the Constitution of this State, and the Articles of Incorporation, the bylaws and all other lawful regulations governing the operation of Leeds Domestic Waterusers Association, and will discharge my duties with fidelity."

LDWA BYLAWS ARTICLE V --

LEEDS DOMESTIC WATER USERS ASSOCIATION

PO Box 460627, Leeds, Utah 84746-0627

E: LDWAcorp@infowest.com // www.LDWAcorp.org // VM: 435-879-0278

OATH OF OFFICE CONSTRUCTION & SAFETY

Title: **Board Member**

Name: **Sharon Johnson**

Leeds Address: PO BOX 460786 | 220 Mesa View & MESA VIEW | Leeds, UT 84746

Phone#: (435) 668-5327

Email: donaldfawson@gmail.com

Shareholder Vote: February 2, 2021

Fellow Board Members/Election Date:

Aaron Bateman	Member	February 4, 2020
Doris McNally	Corporate Secretary & Member	February 4, 2020
Darryl Lewis	Member	February 4, 2020
Don Fawson	Member	February 2, 2021



Oath of Office Administered: **February 2, 2021**

Location: **Leeds Fire Station** [730 Main Street]

Administered By: **Doris McNally**

"I, Sharon Johnson, do solemnly swear [affirm] that I will support, obey and defend the Constitution of the United States, the Constitution of this State, and the Articles of Incorporation, the bylaws and all other lawful regulations governing the operation of Leeds Domestic Waterusers Association, and will discharge my duties with fidelity."

LDWA BYLAWS ARTICLE V --



Minutes

Date/Time/Location:	February 17, 2021 07:00PM ZOOM Virtual Meeting
Type of Meeting:	Meeting of the Board of Directors
Note Taker:	Doris McNally
Attendees:	Board Members: Aaron Bateman (P), Doris McNally (VP), Don Fawson (M, Field Ops), Sharon Johnson (M, Treasurer) Shareholders: Phil Ayers, Patrick Collins, Peggy Erler, Susan Savage, Alan Roberts, Kathleen Reynolds, Peter Mills, Ron Cundick, Wayne Peterson, Michael Webb, LoAnne Barnes, Robert McNally, Steve Rehfeld, Lorrie Hunsaker, David Rhoads, Alan Cohn, Curtis Graff

Agenda Topics

I. CALL TO ORDER [Aaron Bateman]

CALL TO ORDER	Aaron Bateman @ 7:00PM
ROLL CALL	Present: Aaron Bateman, Doris McNally, Don Fawson, Sharon Johnson

II. PLEDGE [Don Fawson]

III. AGENDA CONSENT & PRIOR MEETING'S MINUTES APPROVAL [Aaron Bateman]

VOTE	MOTION TO APPROVE PRIOR MEETING'S MINUTES: Doris McNally SECOND: Don Fawson MOTION APPROVED: Unanimously
VOTE	MOTION TO APPROVE TONIGHT'S AGENDA: Doris McNally SECOND: Don Fawson MOTION APPROVED: Unanimously

V. LDWA BOARD 2021 INTRODUCTION [Aaron Bateman]

DISCUSSION	Board Introductions & Updates
<p>Aaron Bateman, Acting President– Resident of Leeds for the last 4 years Doris McNally, Acting Vice President– Resident of Leeds for 7 years Don Fawson, Acting Field Operations Board Member – Resident of Leeds for 50 years Sharon Johnson, Acting Treasurer Board Member – Resident of Leeds for 4 years</p> <p>Darryl Lewis member of the Board at our last Annual Meeting has resigned his position. We are saddened to see him depart and thank him for his service and wish him well.</p> <p>This has created an open seat on the LDWA Board. Interested shareholders in filling this position should contact the LDWA office by calling our (435) 879-0278 and leave us a message, or by emailing us at LDWAcorp@infowest.com. Candidates will be invited in to talk to the Board members about this opportunity and from those discussions a replacement will be selected.</p>	

VI. OFFICERS REPORTS [All Board Members]

PRESIDENT'S REPORT [Aaron Bateman]

DISCUSSION	Rural Water Conference
<p>On March 1-5, the Rural Water Association of Utah will be hosting their conference at the Dixie Center in St. George. The Rural Water Association Conference consists of discussion panel, special session and papers and training sessions. Mark Osmer (LDWA's Certified Water Field Manager) and Larry Bruley (LDWA's Construction & Safety Officer) will be attending this year's conference. This is a great opportunity for these individuals to get their CEU credits to maintain our viability as a company for our Association's water services.</p>	

FIELD OPERATION'S REPORT [Don Fawson]

DISCUSSION	10" Water Line Update @ PINK TANK to the Buss Turn Around
<p>The line running from the Pink Tank to the Buss Turn Around was initially installed as a 6" line, by upgrading to 10" it now provides better water volume to our community. The 6" line was also Class "C" pipe which was thin, brittle and old. The installed 10" pipe is a Class "C900" which is much thicker and more robust and will give us longer service. During the time of installation it was discovered that the "as-built" map was not accurate. It was discovered that the old 6" line went right under a property owners drive way north of the turnaround. Working with the property owner we were able to get the line back on the easement and avoid a serious situation.</p>	

TREASURER'S REPORT [Sharon Johnson]

DISCUSSION	Shareholder Account Overview & Top Level Financial Recap
<p>Overview of LDWA's shareholders. There are 412 accounts. 85% of these accounts are residential, 5% are Commercial, 1% are Industrial, 7% are on Standby. 88% of our water consumption occurs with our residential accounts. From a revenue perspective 85% of our monies come from residential. Our total projected income for 2021 is \$279,250.00. From Jan 1 – Feb 15, 2021 our total ordinary operating income deposited was \$35,680.83.</p>	

ADMINISTRATIVE REPORT [Doris McNally]

DISCUSSION	LDWA Payment Options
<p>The LDWA offers a wide variety of convenient payment options for our shareholders. Simply choose the option that best suits your needs to make your payment.</p> <p>Payment By Mail :: If paying by check or money order through the mail, please send all payments with your payment coupon. To avoid late fees, please mail your payment at least five-seven business days before the due date specified on your bill and remember to please add your Account#.</p> <p>Bank Bill Pay :: Many financial institutions such as major banks offer their customers the ability to pay their bills via an online bill payment service. Review your institutions delivery timing for payments and once again remember to please add your Account#.</p> <p>NEW! Online/800 Bill Payment/Credit Card :: We are pleased to now offer online payments as an option. Now you can submit your payments online with e-check or credit card (Discover, MasterCard, or Visa.) with PayClix®. To use PayClix® visit https://payclix.com/LDWA/index.cfm. Or talk to a Live Representative who will assist you. (Mon-Fri from 7:00AM – 3:00PM) to make a payment call (866) 729-2549.</p>	

VI. SHAREHOLDERS COMMENTS

DISCUSSION	Office Process Documentation
<ul style="list-style-type: none">• David Rhoads – Interested in talking with the Board about the open position.• Alan Roberts – Happy to see the LDWA holding regular meetings. Currently the LDWA Meeting minutes are Password Protected on the Website, could that be revisited to make them available without requesting access.• Susan Savage – Voiced her appreciation to the Board.	

VII. ADJOURNMENT :: [07:26PM]


Doris McNally, Vice President



Minutes

Date/Time/Location:	March 17, 2021 07:00PM ZOOM Virtual Meeting
Type of Meeting:	Meeting of the Board of Directors
Note Taker:	Doris McNally
Attendees:	Board Members: Aaron Bateman (P), Doris McNally (VP), Don Fawson (M, Field Ops), Sharon Johnson (M, Treasurer)

Agenda Topics

I. CALL TO ORDER [Aaron Bateman]

CALL TO ORDER	Aaron Bateman @ 7:00PM
ROLL CALL	Present: Aaron Bateman, Doris McNally, Don Fawson, Sharon Johnson

II. PRAYER [Aaron Bateman]

III. PLEDGE [Sharon Johnson]

IV. AGENDA CONSENT & PRIOR MEETING'S MINUTES APPROVAL [Aaron Bateman]

VOTE	MOTION TO APPROVE PRIOR MEETING'S MINUTES: Doris McNally SECOND: Don Fawson MOTION APPROVED: Unanimously
VOTE	MOTION TO APPROVE TONIGHT'S AGENDA: Doris McNally SECOND: Don Fawson MOTION APPROVED: Unanimously

V. OFFICERS REPORTS [All Board Members]

PRESIDENT'S REPORT [Aaron Bateman]

DISCUSSION	LDWA PLANNING
<p>The LDWA Board is currently starting to investigate the building of a 3, 5, & 10 Year Outlook & Plan for the water association. Looking at all aspects of the business and infrastructure to ensure that we are in a position to continue to supply quality water to our shareholders.</p> <p>The Board recently had the opportunity to visit with the commissioners of Washington County, they are the owners of the Rice Bank Building the LDWA has been using as it's office over the past number of years. The commissioners have agreed to allow our Association to work from their facility for a period of time, but we will be investigating options for relocation of our office facility.</p>	

FIELD OPERATION’S REPORT [Don Fawson]

DISCUSSION	Rural Water Conference
<p>Mark Osmer, our field engineer, recently attended and obtained his recertification for his water operation license. He also will be attending a Cross Connection in the coming weeks which will cover all the mandatory certifications required for this year. “We are very lucky to have Mark taking care of our system. Not only is he a properly certified engineer which has expert mechanical and system knowledge and skills in both general & specific areas, but he has his own equipment available to use at a reasonable cost. Beyond that I find Mark to be very dependable, congenial, and devoted to his job. Mark reminds me constantly that our responsibility is to consistently deliver clean and safe water to the shareholders of Leeds. Mark is truly a bright spot in our community, and I want to thank Mark so much for the service he renders”</p>	
DISCUSSION	Customer Service
<p>In reviewing our processes, we noticed when field incidents arose, they were being address but in some cases the feedback loop to the shareholder was not always occurring in a manner in which we feel it should be. So, we have created a feedback loop in the hope to better ensure the sharing of incident resolution not only internally but externally with the shareholders involved.</p>	

TREASURER’S REPORT [Sharon Johnson]

DISCUSSION	Shareholder Account Overview & Top Level Financial Recap	
YEAR TO DATE Ordinary Income/Expense Income		
	ORD OP INCOME:	\$51,561.50
	OTHER ORD OP INCOME:	\$6,475.28
	TOTAL INCOME:	\$58,036.78
	ORD OPS EXPENSES, FIELD INFRASTRUCTURE	\$21,071.55
	OFFICE EXPENSES	\$2,093.79
	OPS OUTSOURCED (financials, DDW/DEQ DWR, financials, water rights, consulting)	\$2,620.00
	ORD OPS EXPS, PROFESSIONAL FEES	\$7,693.00
	ORD OPS EXPENSES, BUSINESS ADMIN - OTHER	\$947.00
	TOTAL ORD OPS EXPENSES, BUSINESS ADMIN	\$17,560.14
	TOTAL PAYROLL NET WAGES	\$9,899.97
	TOTAL PAYROLL TAXES	\$5,944.66
	TOTAL EXPENSE	\$54,476.32
	NET INCOME	\$3,560.46
BANKING ACCOUNTS		
	CHECKING ACCOUNT:	\$13,304.45
	SAVINGS ACCOUNT:	\$335,797.57
2020 TAX PREPARATION		
We are preparing our tax documents and sending them to the CPA for filing.		
2021 ASSOCIATION D&O INSURANCE COVERAGE		
Insurance renewed and payment made.		

ADMINISTRATIVE REPORT [Doris McNally]

DISCUSSION	LDWA NEWS DRIPS ARTICLES
<p>On the back of this month's invoices to all shareholder we have added a new feature called NEWS DRIPS where we will use this area to share news and information to our shareholders. This month we added information about our new PAY CLIX payment option. Since it's launch in January, we have had 14 shareholders take advantage of this new payment option. Feedback from the users of this service is very favorable. They are very please with this new payment option being offered by our Association.</p>	
DISCUSSION	BILL PAY PAYMENTS :: DELAYED MAILINGS & RECEIPT
<p>Over the past few months, we have noticed a delayed in receipt of payments from Bill Pay Banking Firms. It appears that the Bill Pay payments are taking longer to make it from the Bank's processing centers to our office mailbox. This delay appears to be a USPS postal service delay in processing. In some cases, this has caused a payment to be received in our office after the month has closed, and because of that, a late fee is assessed to the shareholder's account. Clearly in this situation this is not a situation caused by the LDWA or shareholder, but the USPS transit process. So we want to recommend to shareholders that use the Bill Pay process that they may want to be aware of this mailing delay and plan accordingly.</p>	

VI. SHAREHOLDERS COMMENTS

DISCUSSION	Office Process Documentation
<ul style="list-style-type: none">• Dianna Powell – Request for “Will Serve Letter” for Parcel Number L-3-1-7-1110.	

VII. ADJOURNMENT :: [07:21PM Aaron Bateman]


Doris McNally, Vice President



Minutes

Date/Time/Location:	April 21, 2021	07:00PM	ZOOM Virtual Meeting
Type of Meeting:	Meeting of the Board of Directors		
Note Taker:	Layna Larsen		
Attendees:	Members/Staff: Aaron Bateman (P), Doris McNally (VP), Don Fawson (M, Field Ops), Sharon Johnson (M, Treasurer), Larry Bruley, (M, Field Ops), Mark Osmer (Field Mgr) Shareholders: Robert McNally, Julie Bruley, Dr. Ralph Rohr, Danielle Stirling, Jo Puntill, Manny Goy-Yu-Chin		

Agenda Topics

I. CALL TO ORDER [Aaron Bateman]

CALL TO ORDER	Aaron Bateman @ 7:00PM
ROLL CALL	Present: Aaron Bateman, Doris McNally, Don Fawson, Sharon Johnson, Larry Bruley

II. PRAYER [Larry Bruley]

III. PLEDGE [Doris McNally]

IV. AGENDA CONSENT & PRIOR MEETING'S MINUTES APPROVAL [Aaron Bateman]

VOTE	MOTION TO APPROVE PRIOR MEETING'S MINUTES: Doris McNally SECOND: Larry Bruley MOTION APPROVED: Unanimously
VOTE	MOTION TO APPROVE TONIGHT'S AGENDA: Doris McNally SECOND: Larry Bruley MOTION APPROVED: Unanimously

V. OFFICERS REPORTS [All Board Members]

PRESIDENT'S REPORT [Aaron Bateman]

DISCUSSION	ANNOUNCEMENT
<p>Aaron introduced Larry Bruley as the Newest Board Member and thanked everyone who applied. Shareholders are encouraged to become involved with LDWA by attending Board meetings and learning about LDWA bylaws, policies, and procedures available on the website at www.LDWAcorp.org</p>	

DISCUSSION	LDWA's Decommissioned Water Tank [aka CEMENT TANK]
<p>There apparently have been questions about the Water Tank located at 325 W Silver Reef Road, it has never been an established office. At the end of 2020 the LDWA did undertake some building improvements to expand the use of the space for storage. The previous President of the LDWA submitted a building permit application to the Town of Leeds as the Named Contractor, and our previous Vice President as Electrical Contractor. The "Use of Building" was identified as "Storage". In fact on the signed Building Permit Application, the previous President acknowledged the notes which stated that the "permit was for interior partitioning and mezzanine for the stock piling of pipe, fittings, water meters, etc..".</p> <p>The Water Tank sits on a PARCEL (L-101-A) which is zoned RESIDENTIAL (R-1-1).</p> <p>The Tank has no indoor plumbing, no bathrooms, or septic tank on the property. The additional expense that would be required to bring the structure in compliance with the provisions of Title 309 of the Utah Administrative Code, which includes compliance with the International Construction (ICC), the International Plumbing Code (IPC), International Fire Code (IFC), OSHA, and ADA, would be burdensome and costly for a non-profit shareholder owned utility.</p> <p>Once again, the Tank sits on a PARCEL which is zoned RESIDENTIAL. Utilizing the tank for something other than it currently is permitted, that would include office use, would require the involvement of Town & Planning.</p> <p>There has been a request from one shareholder to tour the storage tank. Access to the Tank Structure is restricted, under State & Federal Code, to only bonded and insured LDWA staff & employees. So given this knowledge, we are confident that those individuals who wish to tour the Tank recognize and appreciate the LDWA's concern for their safety and our Associations liability exposure.</p>	

DISCUSSION	RUMOR SHERIFF's REPORT
<p>The previous President informed the Board of his pending resignation initially on Jan 1, 2021, stating 'my first resolution for the New Year is to cease contributing my time as a volunteer working for the people of Leeds. Upon his final, communication of resignation a few days later, the previous President informed the remaining Board members that he had submitted a Witness Statement to the Washington County, Utah, Sheriff's Office, regarding some allegations towards an employee.</p> <p>The remaining Board of the LDWA took this seriously and immediately conducted its own investigation with the Association's Legal Firm and an independent Forensic CPA Accountant. The findings, to date, have verified proof of "common practice" implementation. In fact, of the examples presented in the report, many were dismissed as they had not materialized as alleged.</p> <p>The Washington County Sheriff's Department conducted their investigation into the allegations and similarly found no cause to investigate further, closed the case and forwarded it to the Washington County DA's office, where they too found there was nothing of substance and finalized closure of the case.</p> <p>Actually, through these investigations, the motivations behind the act of the previous President filing the original report came more into question than the original allegations against the employee.</p> <p>The bottom line is that LDWA, under its new Board of Directors, is functioning as a cohesive unit and is focused on delivering the best service and quality water to its shareholders. Transition in any organization can be fraught with interpersonal dynamics. Given this knowledge the new Board continues to strive to be inclusive to all members and not to rely solely on the input of a few.</p>	

DISCUSSION	IN-PERSON REGULAR BOARD MEETINGS
<p>The arrival of safe and effective vaccines and their availability to all adults is a game-changer regarding this topic. Looking ahead, we have two significant challenges with our meetings:</p> <p>1) the current relocation of our Associations offices. (Washington County informed us back in the end of 2020) that we would need to vacate the space we have been leasing since Sep 2009 located at 1901 Silver Reef Drive, known as the Rice Bank Building. We have located such a space and are currently preparing to move.</p> <p>2) the need to find the right balance between virtual and in-person meetings. On the first issue, the Board will need to find appropriate venue(s) for public meetings. To the second point, the appropriate venue may, from time to time, be virtual. We of course look forward to reinstating Monthly Regular Board Meetings.</p> <p>We are very much looking forward to seeing you in person on a much more regular basis and to the interactions that no virtual meeting platform can substitute for. This Board is committed to hosting more public meetings, and in fact is out pacing the previous 7 years of public LDWA meetings.</p>	

FIELD OPERATION'S REPORT [Larry Bruley]

DISCUSSION	PATCH REPAIRS
<p>Don Fawson, Larry Bruley, and Mark Osmer met with the Leeds Mayor Peterson and staff to identify older patches that were completed by LDWA during the 2-year period Mark Osmer was not employed with LDWA. Some of the patches have been slurried over. As it is chipping away, we can see them; they are fairly small, but we are working to get it taken care of.</p> <p>The Triple S Storage Facility at 205 Cemetery Road wanted to add a fire hydrant at their business. The property owners paid for all materials required including the fire hydrant. Mark completed the trenching from the existing line to the new location and is providing oversight of the project to ensure the completed installation meets state and federal requirements. The property owner is financially responsible for LDWA's time and equipment use and will be billed once completed.</p> <p>We have had a few dry years so as we begin the watering stage, we need to check around our homes for water leaks, geysers, or wet spots that should not be there.</p>	

TREASURER'S REPORT [Sharon Johnson]

DISCUSSION	Shareholder Account Overview & Top Level Financial Recap	
YEAR TO DATE Ordinary Income/Expense Income		
ORD OP INCOME:		\$60,891.97
OTHER ORD OP INCOME:		\$6,830.66
TOTAL INCOME:		\$67,722.63
ORD OPS EXPENSES, FIELD INFRASTRUCTURE		\$30,313.51
OFFICE EXPENSES		\$2,984.92
OPS OUTSOURCED (financials, DDW/DEQ DWR, financials, water rights, consulting)		\$3,567.00
ORD OPS EXPS, PROFESSIONAL FEES		\$1,217.00

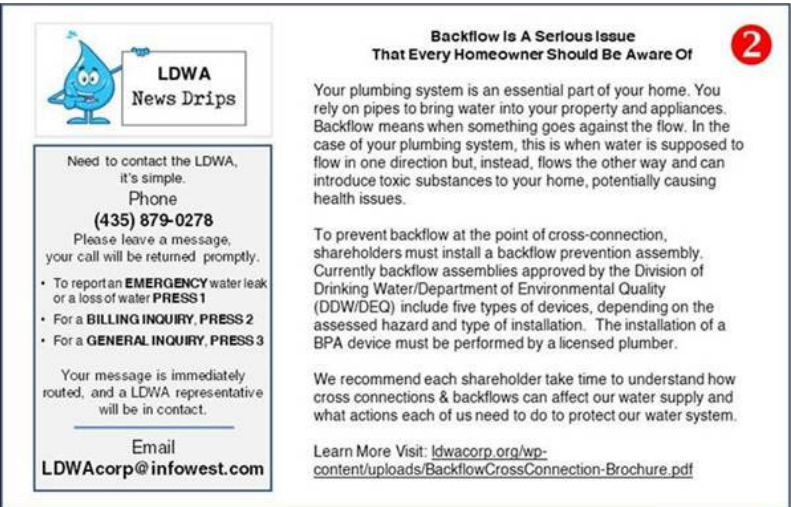
ORD OPS EXPENSES, BUSINESS ADMIN - OTHER	0
TOTAL ORD OPS EXPENSES, BUSINESS ADMIN	\$10,451.27
TOTAL PAYROLL NET WAGES	\$11,360.29
TOTAL PAYROLL TAXES	\$6540.68
TOTAL EXPENSE	\$58,665.75
TOTAL OTHER EXPENSE	\$688.50
NET ORDINARY INCOME	\$8,368.38

BANKING ACCOUNTS

CHECKING ACCOUNT:	\$12,574.05
SAVINGS ACCOUNT:	\$339,052.82

ADMINISTRATIVE REPORT [Doris McNally]

DISCUSSION	PAYPAL
<p>Since the implementation of PayClix we have had 29 transactions. 38% (11) were for checks, 62% (18) were for credit card payments, for a total of \$3,419.29. Most of the payments come in at the end of the month when people recognize they are unable to mail payments in time to avoid a late payment. Feedback from users of PayClix has been very positive.</p> <p>Ralph Rohr – Asked if he could receive more info on this. Doris offered to send info directly to him.</p>	
ACTION	<p>Ralph Rohr – Asked if he could receive more info on this. Doris offered to send info directly to him. COMPLETED 04/22/2021</p>

DISCUSSION	LDWA NEWS DRIPS ARTICLE FOR MAY's BILL
<p>Three articles have been drafted for review by the Board as possible articles for the upcoming billing statement. #1 On Water Trivia. #2 On Importance of understanding Backflow, #3 Drought Data.</p> <p>The proposal is to use Article #2 as it is important that we continue to educate our shareholders on the serious nature of Backflow.</p>	 <p>LDWA News Drips</p> <p>Need to contact the LDWA, it's simple. Phone (435) 879-0278 Please leave a message, your call will be returned promptly.</p> <ul style="list-style-type: none"> To report an EMERGENCY water leak or a loss of water PRESS 1 For a BILLING INQUIRY, PRESS 2 For a GENERAL INQUIRY, PRESS 3 <p>Your message is immediately routed, and a LDWA representative will be in contact.</p> <p>Email LDWAcorp@infowest.com</p> <p>Backflow is A Serious Issue That Every Homeowner Should Be Aware Of</p> <p>Your plumbing system is an essential part of your home. You rely on pipes to bring water into your property and appliances. Backflow means when something goes against the flow. In the case of your plumbing system, this is when water is supposed to flow in one direction but, instead, flows the other way and can introduce toxic substances to your home, potentially causing health issues.</p> <p>To prevent backflow at the point of cross-connection, shareholders must install a backflow prevention assembly. Currently backflow assemblies approved by the Division of Drinking Water/Department of Environmental Quality (DDW/DEQ) include five types of devices, depending on the assessed hazard and type of installation. The installation of a BPA device must be performed by a licensed plumber.</p> <p>We recommend each shareholder take time to understand how cross connections & backflows can affect our water supply and what actions each of us need to do to protect our water system.</p> <p>Learn More Visit: ldwacorp.org/wp-content/uploads/BackflowCrossConnection-Brochure.pdf</p>
VOTE	<p>MOTION TO SELECT NEWS DRIP ARTICLE #2: Doris McNally SECOND: Don Fawson MOTION APPROVED: Unanimously</p>

DISCUSSION	WEBSITE UPDATING POLICY
<p>To ensure that the LDWA’s website continues to provide the shareholders with accurate and accessible information concerning LDWA’s bylaws, policies, procedures, and services, provide shareholder information and to serve as a vehicle for communication between LDWA and its shareholders, a policy has been drafted to outline guidance to the roles and responsibilities of the Website Administrator & the Board.</p>	
VOTE	<p>MOTION TO APPROVE WEBSITE UPDATING POLICY: Doris McNally SECOND: Larry Bruley MOTION APPROVED: Unanimously</p>

DISCUSSION	NEW WEBSITE CONTENT
<p>New content has been created for the website that offers CONSERVATION TIPS. The content can be found on the two below links:</p> <ul style="list-style-type: none"> ○ http://ldwacorp.org/indoor-tips/ ○ http://ldwacorp.org/outdoor-tips/ 	
VOTE	<p>MOTION TO APPROVE NEW CONSERVATION TIP CONTENT FOR WEBSITE: Doris McNally SECOND: Don Fawson MOTION APPROVED: Unanimously</p>

DISCUSSION	SHARING OF COMMUNICATION BETWEEN SHAREHOLDER & LDWA BOARD
<p>Recently there have been a flurry of emails between a Shareholder and the LDWA Board surrounding the Storage Tank topic Aaron talked about earlier tonight. I would like to propose that the correspondence be added into the minutes of this meeting to memorialize the communication, minus email addresses & phone info of senders and recipients.</p>	
VOTE	<p>MOTION TO INCLUDE CORRESPONDENCE INTO MEETING NOTES FOR THIS MEETING: Doris McNally SECOND: Sharon Johnson MOTION APPROVED: Unanimously</p>

VI. SHAREHOLDERS COMMENTS

DISCUSSION	Meeting Minutes Being Posted Monthly
<p>Ralph Rohr – Request for meeting minutes be posted each month on the website as soon as completed and recorded.</p>	

DISCUSSION	Office space and expense
<p>Ralph Rohr asked - how much space is needed for an office. Does the office include the billing services, secretarial support, and what other things are in the office. What kind of space is needed, How expensive is it going to be & how is the expense of the space incorporated into the financial planning and budget for LDWA? We don’t want something to be too expensive and is a hardship. Do you have goal or maximum amount for office space?</p> <p>Aaron Bateman answered part of the questions - There is not a full time secretary so the office space is for a couple desk, printers, a few computers that run the Day to Day communications, billing, incoming checks, deposits, computer database, special hardware for meter reading, testing and items that need to be kept in a secure building. We need to have a dedicated space for security issues, with all the personnel information secured; none of the board members want to take on that responsibility of having it in their homes. The Rice Bank Building has been a low rent of \$400 per month and the new location is not much more than we are currently paying.</p>	

Ralph Rohr asked - if the Electronic meter reading is going well? Are all meters being read electronically? Doris McNally answered - All meters are read electronically, once in a while a meter has to be reread, but the accuracy level has been very good.

Ralph Rohr - Was wondering if water has to be shut off at the meter does it mess up the meter reading because of the wires that run to it.

Aaron Bateman answered - If there is an issue with a wire becoming disconnected or something else when we do the meter reading it shows and then we prepare a work order for Mark to verify the issue manually and repair it. A manual reading is done as well.

Ralph Rohr - Would like to know if while considering getting the minutes out monthly if it would be possible for the shareholders that attend the meeting have the minutes emailed to them so they can look them over after they participate. Aaron Bateman - Will Discuss

DISCUSSION

Security of Water Meters

Manny Goy-Yu-Chin asked - if the meter is supposed to be secure. Someone pulled the sensor wire off his meter (in 2019) and he was required to pay LDWA \$150. He wondered if it could be because his meter is located close to his neighbors and they opened his by mistake. He wanted to know if it could be made secure so only LDWA could open them.

Aaron Bateman answered - they should not be opening the meter covers up, they are not the easiest to open, but there has to be access to them in order to shut off water if needed.

VII. ADJOURNMENT :: [07:41PM Aaron Bateman]



Layna Larsen, Corporate Secretary

----- Original Message -----

Subject:Commercial lease

Date: 2021.04.09 11:46 AM

From: Rick Carson

To: LDWA

I have received unconfirmed reports (albeit from reputable sources) that the current management of the LDWA is contemplating the leasing of a commercial building as its office. I believe we already have an office in place in the form of the restored water tank on Silver Reef Drive.

If this is in fact the case, that is an unnecessary expenditure that will financially and adversely impact each and every shareholder.

If this were to occur, I, in concert with other shareholders, will seriously contemplate the bringing of a civil complaint for negligence, malfeasance in office, breach of the covenant of good faith and fair dealing, among others, as may be allowed under Utah law.

To be honest, I somewhat look forward to this litigation as it will give our position significant opportunity to depose each and every member of the board and explore the possibility of adding other causes of action wherein punitive and exemplary damages can be sought against individual members of the board of directors.

Please seriously contemplate your future actions recognizing that some may not be in the best benefit of the shareholders or the organization.

respectfully, Richard Carson Sent from my iPhone

----- Original Message -----

Subject:Restored LDWA water tank

Date: 2021.04.12 12:34 PM

From: Rick Carson

To: LDWA

In furtherance of my email of April 9, 2021, please be advised that there are a number of shareholders that would greatly appreciate an actual tour of the restored water tank.

In speaking with a substantial number of shareholders, it has become patently obvious that they would greatly appreciate the savings of LDWA dollars effectuated by the use of the restored water tank as the LDWA office!

Please let me know if and when a short tour would be feasible.

Respectfully Richard Carson Sent from my iPhone

----- Original Message -----

Subject: Restored Water Tank Office

Date: 2021.04.16 03:30 PM

From: Rick Carson

To: LDWA

Within the last week I have authored two emails seeking input regarding the restored water tank and it's used as the LDWA office. I have not received the benefit of a reply to either email.

I have been told that emails that are initially viewed as disruptive of LDWA business practices, or are viewed as hostile, or are viewed as creating issues, are often times trash-canned/deleted and never passed to the members of the board. I sure hope this is not the case with my emails.

Regardless, may I please receive the benefit of a reply to my emails, particularly the second one requesting a walk-through of the restored water tank.

As I mentioned in the second email, that walk-through is being requested not only on our behalf, but on behalf of several families that are shareholders.

Respectfully,

Richard Carson

PS: the president of the board should feel free to call me at his discretion. I can be reached at XXX-XXX-XXXX.

Sent from my iPhone

----- Original Message -----

Subject: Re: Restored Water Tank Office

Date: 2021.04.19 12:26 PM

From: LDWA

To: Rick Carson

Mr. Carson,

Thank you for reaching out to the LDWA. In response to your two previous emails, we would like to establish a clear understanding of the use intentions for the decommissioned Water Tank you mentioned.

The Water Tank located at 325 W Silver Reef Road, has never been an established office or "office in place" as you referred to it in your first email. At the end of 2020 the LDWA did undertake some building improvements to expand the use of the space for storage. The previous President of the LDWA submitted a building permit application to the Town of Leeds as the Named Contractor, and our previous Vice President as Electrical Contractor. The "use of building" was identified as "Storage". The Water Tank sits on a PARCEL (L-101-A) which is zoned RESIDENTIAL (R-1-1).

The Tank has no indoor plumbing, no bathrooms, or septic tank on the property. The additional expense that would be required to bring the structure in compliance with the provisions of Title 309 of the Utah Administrative Code, which includes compliance with the International Construction (ICC), the International Plumbing Code (IPC), International Fire Code (IFC), OSHA, and ADA, would be burdensome and costly for a non-profit shareholder owned utility.

Access to the Tank Structure is restricted, under State & Federal Code, to only bonded and insured LDWA staff & employees. So given this knowledge, we are confident that those individuals who wish to tour the Tank recognize and appreciate the LDWA's concern for their safety and our Associations liability exposure.

LDWA Office- Leeds Domestic Water Users Association

----- Original Message -----

From: Rick Carson

Sent: Monday, April 19, 2021 3:26 PM

To: LDWA

Subject: Re: Restored Water Tank Office

Before I respond, I would greatly appreciate knowing the author of the instant email.

Respectfully, Richard C Carson Sent from my iPhone

From: LDWA

Sent: Monday, April 19, 2021 4:30 PM

To: Rick Carson

Subject: Re: Restored Water Tank Office

Mr. Carson,

The reply to your emails is from the LDWA Board of Directors, collectively.

Sincerely, LDWA Office

----- Original Message -----

On 2021.04.19 08:16 PM,

Rick Carson wrote:

It bends credulity to believe that an honest, **corrabative** effort was effectuated to reply to the contents of my series of emails. Nevertheless, accepting the reply as factual, I have requested that your Board Member, Sharon Johnson, please telephone me so that we may discuss the underlying codes and laws referenced therein and any possible application to the existing conditions and questions.

R. Carson Sent from Mail for Windows 10

----- Original Message -----

Subject:Re: Restored Water Tank Office

Date: 2021.04.20 09:26 PM

From: LDWA

To: Rick Carson

Dear Mr. Carson,

Any questions or discussions you seek to have with any member of the LDWA board can be addressed to all members during our monthly Board Meetings open to LDWA Shareholders in good standing.

LDWA Board monthly meetings are scheduled on the third Wednesday of each month at 7:00 pm by virtual Zoom Meeting venue at <http://ldwacorp.org/ldwa-regular-board-meeting-announcement>. Dial-in instructions to join the meeting are included.

Attached is a copy of the Building Permit issued and approved by the Leeds Town Building Inspector. As you can see, the requested and approved Use of the structure submitted, signed by LDWA's previous president Elliott Sheltman as Building Contractor, with LDWA's previous Vice President Jim Vasquez electrical contractor, was for STORAGE.

The following information is available on the internet at no cost to the public: International Building Codes; International Plumbing Codes; International Fire Codes; Rule 309 Environmental Quality, Drinking Water.

Sincerely,

LDWA Office on behalf of The Board of Directors

Aaron Bateman, President

Doris McNally, Vice President

Don Fawson, Operations

Sharon Johnson, Treasurer

Larry Bruley, Safety/Construction

----- Original Message -----

Subject:Future of partially restored water tank

Date: 2021.04.21 06:51 AM

From: Rick Carson

To: LDWA, BATEMAN, ARRON, ELLIOTT SHELTMAN, DYROFF, STEVE & TINA

Good morning:

Can we please hit the big red button and reset this conversation, please.

It would appear that my prior emails are being viewed as antagonistic, obstructive, and serving no objective value. That is just not the case.

By way of a chronology, with sole reference to the partially restored water tank, let me first start by stating that I was 100% opposed to its restoration when the subject matter was first discussed many years ago.

Despite my opposition, and that of other shareholders, the restoration appeared to move forward. I now understand that it is near completion and that more than \$44,000 has been spent in the restorative process.

Shouldn't we be working together, in a collective and collaborative effort, to try to bring about a successful completion whereby we could use the tank for not only storage but as an office for the LDWA?!

I have no real understanding of the number of employees, or volunteers, who would utilize the restored tank . I only know that it is in existence, near completion and would be an excellent alternative to the payment of monthly rent for a brick and mortar office that would only be used by maybe a part time, or one full time employee, and occasionally a volunteer or two.

Wouldn't it be in the best interest of all of us to work together to try to obtain the appropriate conditional use permit, variance, or similar licensing status, that would allow us to use the tank for more than just storage?

Of course I am aware that there will be an additional cost in completing the storage tank to comply with various building codes and ordinances. However, in that regard, and particularly with an understanding of our costs incurred to date, wouldn't it be more efficacious to move forward to try to complete the storage tank then to simply do nothing.

If we, as a whole, do absolutely nothing, then there is no chance that we can obtain the conditional use permit or variance. Let's at least try to complete the project at a minimal cost to the shareholders.

Again, I remain ready, capable and willing to speak with the "person most knowledgeable" on the board regarding the subject matters set forth herein.

Respectfully, Rick Carson PS: again, I can be reached at xxx-xxx-xxxx. Sent from my iPhone



Minutes

Date/Time/Location:	May 19, 2021	07:00PM	ZOOM Virtual Meeting
Type of Meeting:	Meeting of the Board of Directors		
Note Taker:	Layna Larsen		
Attendees:	Members/Staff: Aaron Bateman (P), Doris McNally (VP), Don Fawson (M, Field Ops), Sharon Johnson (M, Treasurer), Larry Bruley, (M, Field Ops), Mark Osmer (Field Mgr) Layna Larsen (Corp sec) Shareholders: Ron Cundick, Daryl Lewis, The Dyroff's		

Agenda Topics

I. CALL TO ORDER [Aaron Bateman]

CALL TO ORDER	Aaron Bateman @ 7:00PM
ROLL CALL	Present: Aaron Bateman, Doris McNally, Don Fawson, Sharon Johnson, Larry Bruley, Layna Larsen

II. PRAYER [Aaron Bateman]

III. PLEDGE [Sharon Johnson]

IV. AGENDA CONSENT & PRIOR MEETING'S MINUTES APPROVAL [Aaron Bateman]

VOTE	MOTION TO APPROVE PRIOR MEETING'S MINUTES: Doris McNally SECOND: Sharon Johnson MOTION APPROVED: Unanimously
VOTE	MOTION TO APPROVE TONIGHT'S AGENDA: Doris McNally SECOND: Sharon Johnson MOTION APPROVED: Unanimously

V. OFFICERS REPORTS [All Board Members]

PRESIDENT'S REPORT [Aaron Bateman]

DISCUSSION	LDWA ACTION ITEMS WORKING ON
Aaron - We are doing a capacity study to verify how much water we have and the availability for growth and what we can serve and still sustain our needs. We hope to be finished by the end of June. Karl Rasmussen is doing the study, when we get that back we will let you know the results.	

DISCUSSION	TOQUERVILLE INCREASE
Aaron - Toquerville had a vote to increase their water bills from \$36 to \$55. We are able to hold our prices due to the many volunteered hours. We want to thank the Volunteers for all they do to help us so we can maintain and continue with our current prices.	

DISCUSSION	Water-rights Protest
Aaron - We filed a protest for water rights being removed. We have our hearing on the 27 th . Losing these water rights would impact our wells.	

FIELD OPERATION'S REPORT [Don Fawson]

DISCUSSION	Soft Start Pump
We are working on a soft pump device that will help reduce the power spike when we run the pump, it will modulate and help control the flow of water, and will help save the pump itself so it will last longer	
DISCUSSION	Looking at Spring
Don - Larry and Mark have been doing some cleaning out on the spring itself as well as working with the National Forest Service and Karl Rasmussen for the possibility to do some mitigation at the spring site to help increase the flow from the spring. Aaron – The spring is vital to our water system. The spring is one of our most valuable resources so keeping it clean and protected is a huge responsibility.	

TREASURER'S REPORT [Sharon Johnson]

DISCUSSION	Shareholder Account Overview & Top Level Financial Recap	
YEAR TO DATE Ordinary Income/Expense Income		
ORD OP INCOME:		\$71,152.89
OTHER ORD OP INCOME:		\$12,058.97
TOTAL INCOME:		\$83,211.86
ORD OPS EXPENSES, FIELD INFRASTRUCTURE		\$38,536.15
OFFICE EXPENSES		\$4,115.79
OPS OUTSOURCED (financials, DDW/DEQ DWR, financials, water rights, consulting)		\$4,918.00
ORD OPS EXPS, PROFESSIONAL FEES		\$1,217.00
ORD OPS EXPENSES, BUSINESS ADMIN - OTHER		0
TOTAL ORD OPS EXPENSES, BUSINESS ADMIN		\$12,933.14
TOTAL PAYROLL NET WAGES		\$15,131.17
TOTAL PAYROLL TAXES		\$4,403.65
TOTAL EXPENSE		\$71,004.11
TOTAL OTHER EXPENSE		\$688.50
NET ORDINARY INCOME		\$11,519.25
BANKING ACCOUNTS		
CHECKING ACCOUNT:		\$14,204.57
SAVINGS ACCOUNT:		\$363,446.00

Sharon - The DDW Loan #3F138 pay off balance as of Jan 2021 was \$358,000.00. LDWA currently has \$46,285.36 in the Loan Reserve Fund toward this year's annual minimum payment due Jan 2, 2022. The budgeted income reflects LDWA will have an additional \$40,000.00 in the Loan Fund to pay toward the principal for the upcoming payment in Jan 2022, of which 100% is allocated to pay down on the principal.

ADMINISTRATIVE REPORT [Doris McNally]

DISCUSSION		PAYCLIX				
	Electronic Checks		Credit Cards		PayClix®	
	Count	eCHECK	Count	Credit Cards	Count	TOTAL
JAN	1	\$643.70	0	\$0.00	1	\$643.70
FEB	3	\$1,153.32	1	\$46.65	4	\$1,199.97
MAR	4	\$533.46	12	\$684.30	16	\$1,217.76
APR	8	\$8,922.98	12	\$633.72	20	\$9,556.70
MAY	2	\$81.98	12	\$772.03	14	\$854.01
	18	\$11,335.44	37	\$2,136.70	55	\$13,472.14

Doris reported on the state of affairs on Payclix. Year to date 55 payments have been received through the Payclix system. The highest dollar volume is coming in through the e-check payment method. Visa seems to be the card of preference used by shareholders at the moment.

DISCUSSION		BILL POLICY UPDATE
Doris - We previously agreed to update the billing invoice to clarify our payment policy. We did not mention the option of Payclix and I would like to add that as well. Policy will read:		
BILLING POLICIES & PROVISIONS		
III. SHAREHOLDER RIGHTS AND RESPONSIBILITIES		
D. DUE DATE.		
“Payments are due within ten (10) days of invoice date (NET 10 DOI) and must be postmarked and date stamped received by the LDWA no later than the 30th of each Billing Month, or for February, the 28 th /29 th .”		
BILLING POLICIES & PROVISIONS		
III. SHAREHOLDER RIGHTS AND RESPONSIBILITIES		
C. FORM OF PAYMENT.		
<ul style="list-style-type: none"> All payments must be delivered to LDWA by US Postal Service or other officially recognized delivery service to provide verification by postmark date stamp. Hand-delivered payment are not excepted. LDWA accepts money orders, personal, cashier’s, and financial bank bill pay checks. LDWA accepts credit card payments (Visa, MasterCard & Discover), Debit Card (Visa & MasterCard) and eCheck payments made through the Credit Card Merchant Service PayClix. LDWA cannot accept cash payments. 		
VOTE	MOTION TO ACCEPT PROPOSED CHANGES TO UPDATE BILLING POLICY STATEMENTS TO ENCLUDE PAYCLIX: Doris McNally SECOND: Sharon Johnson MOTION APPROVED: Unanimously	

DISCUSSION		SAFETY & SECURITY
Doris – We have built a Security & Log for all Field & Office Keys. The sign out sheets are kept in office.		

DISCUSSION		WE HAVE MOVED
Doris - We have officially moved all computers, printers, filing cabinets, internet, cameras to the new office. By the end of the month on the 30 th the Rice Bank needs to be thoroughly cleaned and ready for a walk through, the power and the water need to be taken out of our name.		

VI. SHAREHOLDERS COMMENTS

DISCUSSION		None

DISCUSSION	DROUGHT
Aaron – We are experiencing a drought. We are not low on water but we are not having rain and we live in an area where water is very vital importance to us. We need to utilize what we have to the best we can and be aware of what we use and waist.	
Doris – If we are asked about the lack of water or water pressure it is not our water.	

DISCUSSION	CONSTRUCTION ON MAIN STREET
The construction that will be done on Main St. next week is being done by the Rocky Mountain Power.	

VII. ADJOURNMENT :: [07:24PM Aaron Bateman]



Layna Larsen, Corporate Secretary



Minutes

Date/Time/Location:	July 21, 2021	07:00PM	Hybrid Meeting: Cosmopolitan/ZOOM
Type of Meeting:	Meeting of the Board of Directors		
Note Taker:	Layna Larsen		
Attendees:	Members/Staff: Aaron Bateman (P), Doris McNally (VP), Don Fawson (M, Field Ops), Sharon Johnson (M, Treasurer), Larry Bruley, (M, Field Ops), Mark Osmer (Field Mgr) Layna Larsen (Corp sec) Shareholders: Susan Savage, Daryl Lewis, Ralph & Angie Rohr, Glen Zumwalt, Dale & Lowan Barns		

Agenda Topics

I. CALL TO ORDER [Aaron Bateman]

CALL TO ORDER	Aaron Bateman @ 7:00PM
ROLL CALL	Present: Aaron Bateman, Doris McNally, Don Fawson, Sharon Johnson, Larry Bruley, Layna Larsen

II. PRAYER [Don Fawson]

III. PLEDGE [Larry Bruley]

IV. AGENDA CONSENT & PRIOR MEETING'S MINUTES APPROVAL [Aaron Bateman]

VOTE	MOTION TO APPROVE PRIOR MEETING'S MINUTES: Doris McNally SECOND: Don Fawson MOTION APPROVED: Unanimously
VOTE	MOTION TO APPROVE TONIGHT'S AGENDA: Doris McNally SECOND: Don Fawson MOTION APPROVED: Unanimously

V. OFFICERS REPORTS [All Board Members]

PRESIDENT'S REPORT [Aaron Bateman]

DISCUSSION	Cross-Connection Control Program
<p>Many public drinking water systems are contaminated each year by pollutants or contaminants that backflow into the water system through unprotected cross-connections.</p> <p>Utah Administrative Code, R309-105-12 , requires every municipal water supplier to develop and implement a comprehensive cross connection control program for the elimination of all existing and potential cross connections as well as the prevention of future cross connections.</p>	

LDWA Water Utility delivers safe, high-quality drinking water every day. Our Cross Connection Control (CCC) Program is designed to safeguard public health and continue to keep the water system free of contaminants and pollutants.

The Division of Drinking Water (DDW) & Department of Environmental Quality (DEQ) requires that inspections are performed on all commercial, industrial, and residential buildings connected to the water supply in order to detect actual and potential cross connections and to make recommendations for the installation of backflow prevention methods or devices, wherever necessary. This action ensures that contaminated water cannot backflow into our clean, drinking water supply.

LDWA Water Utility has been requiring CCC inspections for commercial and industrial facilities for some time now. Limited residential surveys have occurred in the past 5 years, and the CCC program was recently expanded to include single and multi-family residential surveys. In the coming months we will be offering more information on what this means to our shareholders.

There are requirements associated with this program. The extent of the requirements currently include each shareholder complying to the completion of a Cross Connection Survey, an inspection by a certified inspector, and the water Utility educating their users on the topic of Cross Connections & Backflows.

We are looking to invite Terry Smith from the Rural Water Assoc UT (RWAU) to come and speak at our September Regular Board Meeting to discuss this topic, in his role Terry acts as a liaison with DDW/DEQ regarding Cross Connection & Backflow.

DISCUSSION

LDWA & LWC

Back in 2019 a Permanent Change application #81-1123 (43925) was registered as an Order of the State Engineer. This change application set forth some agreed to understanding between the LDWA & Leeds [Irrigation] Water Company (LWC) as it relates to their respective water rights, use, and meter inspection. There also was a Water Use Verification Agreement put in place between the two organizations stipulating a number of actions. Given our States current drought situation discussions between the two water companies has occurred regarding usage. The LDWA has confirmed that it is compliance with its Quail Creek rights and the understanding between the two organizations.

FIELD OPERATION'S REPORT [Don Fawson & Larry Bruley]

DISCUSSION

Road Cut Repairs – Don Fawson

It was brought to the Boards attention that apparently a few years back some road cuts were done associated with some repairs & projects. These Road cuts had not been properly completed after the work was done. Working with the city we have looked at the sites that were in need of some additional work and Mark has completed that work.

DISCUSSION

Hydrant Flushing – Don Fawson

Hydrant Flushing is an important maintenance activity as it ensures the availability of water for when it is needed the most, during a fire. Flushing a hydrant can release a large volume of water which, if not slowed and distributed and properly directed, may cause undue erosion. We will be using what is called a "Diffuser" and a length or toe of hose to mitigate this potential issue.

DISCUSSION

Soft Start Pump – Don Fawson

By installing this devise, we should extend the life of the pump and also reduce the electrical pull from the pump start-up reducing peak power costs which should save our organization money on our electric bill.

DISCUSSION	Project Proposal :: Vault Plate @ Center St & Main St – Larry Bruley
Vault in desperate need of repair. Field Operations has prepared a Project Proposal and has shares that with the Board. The project is estimated at \$13,127.44. The project itself should only take a week to complete, but some of the items needed will take up to 3 months to come in.	
VOTE	MOTION FOR PROJECT: Larry Bruley SECOND: Don Fawson MOTION APPROVED: Unanimously

DISCUSSION	Project Proposal :: Install Loop - S Main below W Pecan – Larry Bruley
Loop & upgrade pipeline system across the road from east to west at the southernmost end of S Main St, Leeds. The goal is to Repair an ongoing leak on the east side of S Main, and allow repairs to be completed while reducing the number of shareholders experiencing a water service interruption during repairs of pipeline, PRVs, service lines on Main St. It will also allow for better fire flow and healthier water system by reducing dead ends. The cost projection for project is \$16,825.00 and is estimated to take 1½ weeks to complete.	
VOTE	MOTION FOR PROJECT: Larry Bruley SECOND: Sharon Johnson MOTION APPROVED: Unanimously

DISCUSSION	Signs Needed – Larry Bruley
Mark made request to purchase new “work/construction site signs”. Approximately \$280.00.	
VOTE	MOTION FOR PROJECT: Larry Bruley SECOND: Don Fawson MOTION APPROVED: Unanimously

TREASURER’S REPORT [Sharon Johnson]

DISCUSSION	Shareholder Account Overview & Top Level Financial Recap (Jan 1-Jun 30th 2021)	
YEAR TO DATE Ordinary Income/Expense Income		
	ORD OP INCOME:	\$118,925.98
	OTHER ORD OP INCOME:	\$20,121.03
	TOTAL INCOME:	\$139,047.01
	ORD OPS EXPENSES, FIELD INFRASTRUCTURE	\$71,269.47
	TOTAL ORD OPS EXPENSES, BUSINESS ADMIN	\$24,772.46
	TOTAL PAYROLL NET WAGES	\$21,189.26
	TOTAL PAYROLL TAXES	\$7,900.86
	TOTAL EXPENSE	\$125,132.05
	TOTAL OTHER EXPENSE	-\$688.50
	NET ORDINARY INCOME	\$13,2226.46
BANKING ACCOUNTS		
	CHECKING ACCOUNT:	\$36,167.14
	EMERGENCY REPAIR & MAJOR PROJECT RESERVE	\$302,094.96
	DDW LOAN #3F138 FUND	\$62,292.16
	IMPACT FEE ACCT	\$7,152.24
	SAVINGS ACCOUNT:	\$371,539.36

Sharon - The DDW Loan #3F138 Fund currently has a balance of \$62,292.16 and the budget reflects the account will have an additional \$40,000.00 by the end of 2021. The annual Loan payment is estimated to be about \$48,000.00.

The budgeted income for this account reflects that by Dec 31, 2021, LDWA will have \$102,000 in this account for the annual payment with at least \$50,000.00 additional savings to pay down the loan principal.

DISCUSSION	Income tax filing and statutory remittances
The LDWA's 202 Taxes have been filed.	

ADMINISTRATIVE REPORT [Doris McNally]

DISCUSSION	PAYCLIX					
	Credit Cards		Electronic Checks		PayClix®	
	Count	Credit Cards	Count	eCHECK	Count	TOTAL
JAN	0	\$0.00	1	\$642.71	1	\$642.71
FEB	1	\$45.00	3	\$1,150.35	4	\$1,195.35
MAR	12	\$660.87	4	\$529.50	16	\$1,190.37
APR	12	\$611.77	8	\$8,915.06	20	\$9,526.83
MAY	18	\$1,077.03	6	\$423.69	24	\$1,500.72
JUN	23	\$1,681.15	5	\$180.37	28	\$1,861.52
JUL*	9	\$602.75	4	\$4,639.76	13	\$5,242.51
	75	\$4,678.57	31	\$16,481.44	106	\$21,160.01

Doris reported on the state of affairs on Payclix. Year to date 47 shareholders have used PayClix and 106 payments have been received through the system. The highest dollar volume is coming in through the e-check payment method. Visa continues to be the card of preference used by shareholders at the moment.

DISCUSSION	Shareholder Activity [Acct. Transfers/Property Sales, & Development inquiries]
Leeds real-estate market has been busy. Since January our office has responded to over 35 title searches and almost as many property transfers. That's an average of 5/month. In previous years we might see only 1 every 2 months. Aside from individual property inquires we continue to field inquiries from Developers interested in our area. To say the least the office is busy.	
Of the 413 accounts we currently have in our system we now have email addresses for 80%. We've noticed that we had some shareholder accounts who's contact details needed to be updated. So we reached out to those individuals and are in the process of updating files.	

DISCUSSION	Consumer Confidence Report (CCR)
Every public water system provides its customers with an annual water-quality report called the Consumer Confidence Report (CCR). Water systems serving year-round residents are required to deliver the CCR to their customers by July 1st of each year.	
The CCR provides a variety of important information about each community water system, including:	
<ul style="list-style-type: none"> • Water system information • Information on opportunities for public participation • Source(s) of drinking water • Any monitored contaminants detected in the drinking water during the past five years of sampling • Information on monitoring for Cryptosporidium, radon, and other contaminants, if detected • Compliance with state and federal drinking water standards, explanation of violations, potential health effects, and corrective actions • Variances or exemptions to a maximum contaminant level (MCL) or treatment technique • Required additional information, such as explanations of contaminants in drinking water and educational information on nitrate, arsenic, or lead in areas where they may be contaminants of concern. 	
To view the LDWA's 2020 Consumer Confidence Report go to: http://ldwacorp.org/wp-content/uploads/2020-LDWA-CCR.pdf	

DISCUSSION	Notice of postponement from DDW/DEQ re: Sanitary Survey (from 2021 to 2023)
<p>All public drinking water systems are periodically inspected to assess their construction, operations, and record keeping. The inspections identify conditions that may present a sanitary or public health risk.</p> <p>Utah state regulations (R309-100-7) require that a sanitary survey be conducted at least every three years on all public water systems except transient non-community water systems that use only protected and disinfected ground water.</p> <p>Sanitary surveys are conducted either by Division of Drinking Water personnel, Utah Department of Environmental Quality District Engineers, local health officials, Forest Service engineers, or other qualified individuals authorized in writing by the Executive Secretary. Surveyors are required to use the Desktop Electronic Sanitary Survey (ESS) software developed by the Drinking Water Academy.</p> <p>Systems are evaluated against the rules and the specific criteria set forth in R309-400. Water System Rating Criteria. Points are assigned for deficiencies. A sufficient number of points results in a “Not Approved” rating.</p> <p>We received communication for Michelle Deras (Assessment Response Section Manager) that due to an excess number of assignments within their organization that they have initiated a one-time delay/postponement of the LDWA’s survey.</p>	

VI. SHAREHOLDERS COMMENTS

DISCUSSION	What is the projection to payoff the “Project Upgrade” loan? (Angie Rohr)
<p>LDWA continues to pay down the principal of the “Project Upgrade” DDW/DEQ #3F138 Loan. As of January 2021, we have paid \$746,000 off the original principal amount of \$1,104,000, with current balance due \$358,000. The additional principal payments paid toward the 30-year term loan has put the LDWA in a position where they are 15 years ahead of the original payoff schedule date of January 2031. We fully expect this loan will be paid in full no later than 2025.</p>	

DISCUSSION	With the economic situation our nation finds ourselves in many individuals are struggling with everyday expenses, including utilities like water. What is the LDWA doing to assist those individuals? (Angie Rohr)
<p>The addition of the Pay Clix payment option has really expanded variety of payment options for our shareholders. Offering individuals, the option of paying their water bill by placing it on their credit card allows the shareholder to manage their expenses by leveraging the grace period their credit card has or paying over-time. Many individuals are signing up for the auto bill pay which is helping those individuals who are either late in paying or underpay by accident. When these two situations happen, they trigger late fees, which compounds the issue.</p>	

DISCUSSION	With much of our region under drought alerts, has the LDWA considered communicating the importance of conservation to the shareholders? (Lowan Barns)
<p>We always want to communicate the smart use of water to our shareholders, and we have. On the back of our May Invoices, we had an article on the drought and invited readers to visit our website where we posted suggestions on how to conserve water use indoors & outdoors. That same month we also posted information on the popular FaceBook page for Leeds names “Leeds Family Fun” about how to conserve.</p> <p>We have seen a drop in water coming into our system due to a mild winter and dry spring and summer.</p>	

DISCUSSION	Wildfires once again seem to be on an uprise here in the western regions. What is the LDWA's position on residents using Fire Hydrants? (Ralph Rohr)
No person other than authorized employees of the Leeds Domestic Water Users Association (LDWA) or Hurricane Valley Fire & Emergency Special Service District (HVSSFD), shall open or operate any public fire hydrant or attach any hose, tubing, or pipe to a public fire hydrant for any purpose, without first obtaining a fire hydrant use permit. While it might be tempting to open a fire hydrant and fight a fire, DON'T. It's extremely dangerous — and illegal.	

VII. ADJOURNMENT :: [07:52 PM Aaron Bateman]



Layna Larsen, Corporate Secretary



Minutes

Date/Time/Location:	August 21, 2021 07:00PM Hybrid Meeting: Cosmopolitan/ZOOM
Type of Meeting:	Meeting of the Board of Directors
Note Taker:	Layna Larsen
Attendees:	Members/Staff: Aaron Bateman (P), Doris McNally (VP), Don Fawson (M, Field Ops), Sharon Johnson (M, Treasurer), Larry Bruley, (M, Field Ops), Mark Osmer (Field Mgr) Shareholders: Susan Savage, Tina & Steve Dyroff, Daryl Lewis

Agenda Topics

I. CALL TO ORDER [Aaron Bateman]

CALL TO ORDER	Aaron Bateman @ 7:00PM
ROLL CALL	Present: Aaron Bateman, Doris McNally, Don Fawson, Sharon Johnson, Larry Bruley

II. PRAYER [Aaron Bateman]

III. PLEDGE [Don Fawson]

IV. AGENDA CONSENT & PRIOR MEETING'S MINUTES APPROVAL [Aaron Bateman]

VOTE	MOTION TO APPROVE PRIOR MEETING'S MINUTES: Doris McNally SECOND: Sharon Johnson MOTION APPROVED : Unanimously
VOTE	MOTION TO APPROVE TONIGHT'S AGENDA: Doris McNally SECOND: Sharon Johnson MOTION APPROVED : Unanimously

V. OFFICERS REPORTS [All Board Members]

PRESIDENT'S REPORT [Aaron Bateman]

DISCUSSION	Cross-Connection Control Program
We continue to educate our shareholders about Cross-Connections as it is an important topic and one closely monitored. We are looking to invite Terry Smith from the Rural Water Assoc UT (RWAU) to come and speak at our September Regular Board Meeting to discuss this topic, in his role Terry acts as a liaison with DDW/DEQ regarding Cross Connection & Backflow.	

DISCUSSION	Water Main Breaks [08/16/2021] & [08/17/2021]
Many in town may have noticed a water main break down on South Main Street Monday evening [08/16/2021]. Many think because there is water running down main street it must be the LDWA's water, fortunately LDWA's water, nor was it the Leeds Water Company (LWC), irrigation water either. There is a 14" pipeline that runs through Main Street that is owned & operated by the Washington County	

Conservancy that is a transmission line that they have running through town that feeds into Hurricane. That line ruptured and that is what caused the water damage.

LDWA did have a small water line break on Center Street on Tuesday morning [08/17/2021], which we quickly repaired. This one of the old service lines that we find periodically with their age pop up from time to time. When these situations occur, we treat it as an opportunity to replace those lines with newer materials.

DISCUSSION	Water Testing
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We continue to regularly test our waters for any contaminants to ensure our water is safe and healthy to drink. Our test results continue to pass all criteria required. Every month we have passed our tests with flying colors.

DISCUSSION	Water Capacity Study
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We also met with Karl Rasmussen, owner of PRO VALUE ENG, INC, who has completed a updated Water Capacity Study which help us understand where we are weak in our water system and where are strong in our water system as well. From this study we get strong recommendations on how we can ensure that we have water for the future. As we continue to digest this information, we will be sharing information on some projects we will undertake based on the findings of this study.

FIELD OPERATION'S REPORT [Don Fawson, Larry Bruley, Mark Osmer]

DISCUSSION	Leak near Cement Tank – Mark Osmer
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We had a leak up on a line on Silver Reef Road near the Cement Tank, and on Bonanza Rd. This was repaired.

DISCUSSION	Project Proposal :: Install Loop - S Main below W Pecan – Don Fawson
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Some in town may have noticed Mark's trucks parked down on Main Street below W Pecan. He is prepping the area for the beginning of the Loop we talked about last month. The purpose of this project once again is to eliminate some of the dead ends we have down on the lower end of town, also to improve fire flow, and also enables us to isolate smaller sections of the Town in case there are problems with the water system so we don't have to have as many shareholders impacted during repairs.

DISCUSSION	Materials "Piping" Shortages – Don Fawson
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We have started to see some shortages in piping materials from our vendors. We are doing an inventory assessment and making sure we have a little extra on hand of some of the basic materials the field needs.

TREASURER'S REPORT [Sharon Johnson]

DISCUSSION	Shareholder Account Overview & Top Level Financial Recap (Jan 1-Jul 31th 2021)
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LDWA's shareholder income has been higher the past 2 months and are projected to be higher than average for the next 2 – 3 months during summer water use. This increase has [in part] provided an increase of the account balance of the Emergency - Major Repair Projects Fund.

This month's report includes the Ordinary Operating Income & Expenses, and the Emergency Major Repair Fund Income & Expenses for Jan 1 thru Jul 31, 2021.

When the checking account balance exceeds \$20,000 for a given month (as it did last month with \$36,167.14 balance), the LDWA Board can move to approve transferring amount of overage to the Emergency Major Repair Fund, which has brought this month's account balances to:

CURRENT ACCT BALANCES AS OF AUG 18, 2021:

BANKING ACCOUNTS

CHECKING ACCOUNT:	\$24,303.92
EMERGENCY REPAIR & MAJOR PROJECT RESERVE	\$327,120.96
DDW LOAN #3F138 FUND	\$70,297.85
IMPACT FEE ACCT	\$7,152.55
SAVINGS ACCOUNT:	\$404,571.36

The DDW Loan #3F138 Fund currently has a balance of \$70,297.85 and the budget reflects the account will have an additional \$32,000.00 by the end of 2021. The annual loan payment is estimated to be about \$48,000.00.

The budgeted income reflects LDWA will have \$102,000 in this account for the annual minimum payment and at least \$50,000.00 additional funds to pay toward the loan principal.

YEAR TO DATE Ordinary Income/Expense Income

ORD OP INCOME:	\$153,612.45
OTHER ORD OP INCOME:	\$20,074.29
TOTAL INCOME:	\$173,686.74
ORD OPS EXPENSES, FIELD INFRASTRUCTURE	\$ 86,598.85
TOTAL ORD OPS EXPENSES, BUSINESS ADMIN	\$12,188.37
ORD OPS PROFESSIONAL EXP	\$5,199.95
ORD OPS ADVISOR CONSULT (FINANCIALS, DDW/DEQ DWR, FINANCIALS, WATER RIGHTS, CONSULT)	\$9,360.00
TOTAL PAYROLL NET WAGES	\$24,974.92
TOTAL PAYROLL TAXES	\$ 9,366.70
TOTAL EXPENSE	\$147,688.79
TOTAL OTHER EXPENSE	\$30,729.83
NET ORDINARY INCOME	\$ 4,685.12

ADMINISTRATIVE REPORT [Doris McNally]

DISCUSSION		PAYCLIX				
	Credit Cards		Electronic Checks		PayClix®	
	Count	Credit Cards	Count	eCHECK	Count	TOTAL
JAN	0	\$0.00	1	\$642.71	1	\$642.71
FEB	1	\$45.00	3	\$1,150.35	4	\$1,195.35
MAR	12	\$660.87	4	\$529.50	16	\$1,190.37
APR	12	\$611.77	8	\$8,915.06	20	\$9,526.83
MAY	18	\$1,077.03	6	\$423.69	24	\$1,500.72
JUN	23	\$1,681.15	5	\$180.37	28	\$1,861.52
JUL	22	\$1,398.54	12	\$5,805.57	34	\$7,204.11
AUG*	13	\$720.20	4	\$443.64	17	\$1,163.84
	101	\$6,194.56	43	\$18,090.89	144	\$23,121.61
* Not full month						
# of PayClix Users (YTD): 54						
Cards Usage: 94% Visa						
Total \$ Usage: 74% Echeck						

Year to date 53 shareholders have used PayClix and 144 payments have been received through the system, representing \$23,121.61 in payments. Visa continues to be the card of preference used by shareholders at the moment, representing 94% of the credit card payment.

DISCUSSION	<p>Cross Connection Compliance</p> <p>A cross-connection is a point in plumbing systems where drinking water has the possibility to come into contact with a hazardous substance, such as chemicals or bacteria. Compliance with the Department of Environmental Quality (DEQ), Division of Drinking Water (DDW) cross connection policy is important and a matter of public safety.</p> <p>Shareholders who have an unauthorized, or hazardous connection, that has been identified will be notified by LDWA staff and given instructions on what steps need to be taken to immediately rectify the issue. However, it's also important that shareholders are being proactive about cross connections to ensure the quality of their drinking water and the safety of others. As a matter of public safety, non-compliance with DEQ/DDW cross connection policies can result in termination of water service, until the issue is rectified at the owner's expense.</p> <p>What Can Shareholders Do To Help</p> <ol style="list-style-type: none"> 1. Learn More go to the LDWA website and review information posted there. 2. Install Backflow Prevention Devices 3. Maintain Your Hose :: Keep the ends of hoses clear of contaminants and avoid sub-merging the hose in a water source. 4. Avoid Chemical Attachments :: Don't use hose attachments that contain chemicals, such as weed killers, without a backflow prevention device. 5. Don't Connect Systems :: Never connect a private well or irrigation system to your potable water system. 6. Never Submerge Your Kitchen Sprayer <p>Report any signs of cross connection activity to the LDWA</p>
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DISCUSSION	<p>Connection Fees [Water Capacity Study Recommendation]</p> <p>One of the findings from the Water Capacity Study that Aaron mentioned earlier in the meeting, was to reassess out Connection Fees.</p> <p>Raw material costs for items used in performing a connection have gone up dramatically. In the most recent 2021 Capacity Study, done by Pro-Value, they recommended we revise our pricing to reflect current cost of material.</p> <p>The LDWA has reviewed the items required and obtained current pricing, and in accordance with Utah Code the LDWA is recommending we amend our pricing schedule to reflect these increases in cost.</p> <p>Currently our CONNECTION FEE is \$1,750.00, which was put in place in 2017. After receiving new material & labor costs calculations from the engineering firm that recently completed our 2021 Water Capacity Study, we see a need to raise of fees for this activity for new connections to \$3,030.00.</p> <p>That said I have prepared a revised policy proposal for the Boards Review capturing all this information and new quotes supporting the price adjustment outlined. I make a motion to adjust the LDWA's CONNECTION FEES to \$3,030.00, effective immediately upon Board approval vote.</p>
VOTE	<p>MOTION TO ADJUST CONNECTION FEE: Doris McNally SECOND: Sharon Johnson</p> <p>MOTION APPROVED: Unanimously</p>

VI. SHAREHOLDERS COMMENTS

DISCUSSION	Has the LDWA been monitoring the water levels in our aquafer? (Susan Savage)
Mark Osmer – Yes, we monitor this ever 2-3 weeks, ours has dropped but not significantly. Susan Savage - reported that her water has dropped significantly.	

DISCUSSION	Can you speak on the Water Rights Suit and who it is against? (Tina/Steve Dyroff)
<p>Doris McNally - There is no active water right “suit” underway with any entity that we are aware of. I believe the question you were asking was surrounding some recent activity surrounding an APPLICATION FOR PERMANENT CHANGE OF WATER [a46824 (81-1522)] filed by Michael & Elizabeth Lee (PACE ORCHARDS LLC). Applications for this type of things occur periodically and we monitor them to ensure we are represented.</p> <p>In March Michael & Elizabeth Lee (PACE ORCHARDS LLC) filed an APPLICATION FOR PERMANENT CHANGE OF WATER for Water Right [a46824 (81-1522)]</p> <p>In April the LDWA filed a Protest of change Application. Others followed with their own protests: Alan and Sandra Howard files a Protest of change Application, Susan Savage, Bill Nielson, Otto & Amylu Jones, Hunger Hole files a Protect of change Application, and the Washington County Water Conservancy files a Protest of change Application.</p> <p>In May Kevin Lee filed reply to protests. The LDWA filed some additional Protest of change Application On May 25th there was a Hearing on this matter.</p> <p>Once again no law suit, just a Water Right Change Application. These come up periodically and the LDWA responds in a manner to protect the interests of the Company and its shareholders.</p> <p>The intent of the water use by the Lee family to our understanding is for some orchards they have and are looking to expand.</p>	

VII. ADJOURNMENT :: [07:26 PM Aaron Bateman]


Doris McNally, Vice President



Minutes

Date/Time/Location:	October 20, 2021 07:00PM Hybrid Meeting: Cosmopolitan/ZOOM
Type of Meeting:	Meeting of the Board of Directors
Note Taker:	Doris McNally
Attendees:	Members/Staff: Aaron Bateman (P), Doris McNally (VP), Don Fawson (M, Field Ops), Larry Bruley, (M, Field Ops), Mark Osmer (Field Mgr) Shareholders: Ron Cundick, Daryl Lewis

Agenda Topics

I. CALL TO ORDER [Aaron Bateman]

CALL TO ORDER	Aaron Bateman @ 7:10PM
ROLL CALL	Present: Aaron Bateman, Doris McNally, Don Fawson, Larry Bruley

II. PRAYER [Aaron Bateman]

III. PLEDGE [Don Fawson]

IV. AGENDA CONSENT & PRIOR MEETING'S MINUTES APPROVAL [Aaron Bateman]

VOTE	MOTION TO APPROVE PRIOR MEETING'S MINUTES: Doris McNally SECOND: Larry Bruley MOTION APPROVED: Unanimously
VOTE	MOTION TO APPROVE TONIGHT'S AGENDA: Doris McNally SECOND: Larry Bruley MOTION APPROVED: Unanimously

V. OFFICERS REPORTS [All Board Members]

PRESIDENT'S REPORT [Aaron Bateman]

DISCUSSION	State of Water in Utah
<p>October marks the beginning of a new water year and brings with it a slight sense of relief in relation to what has been one of the worst drought years on state record. While Utah still struggles with the ongoing drought, monsoonal rains have brought some hope for refilled reservoirs in the future.</p> <p>Each water year starts Oct. 1 and runs through Sept. 30 of the following year, according to the Utah Department of Natural Resources. September closed out a "dismal" water year that set records no one wanted to see. The 2021 water year set the wrong records, with record-low streamflow's and reservoir levels, and record-dry soils. The recent monsoon rain is offering some relief, but everyone should continue to practice good water conservation, but we still have a long way to go.</p>	

Gov. Cox in his recent monthly press conference stated that moving into the future people will likely see water conservation-related bills introduced during next year's legislative session as the state's elected leaders work to find and implement the best water solutions and practices possible.

The state government is already working with private landowners, water conservancy districts and the federal government on future water storage projects, the governor said.

Ways to help farmers and ranchers use their own water more efficiently – like replacing old water systems with new ones – are also being pursued.

Overall, the state will continue to plan for ways to support a growing population with less water.

DISCUSSION

Water Rights Permanent Change Applications

Over the past few months, the LDWA has been addressing a recent submission by the Washington County Water Conservancy District (WCWCD) regarding water rights. I've asked Doris to offer some background and update on this activity.

Back on August 23rd, the LDWA was made aware of several Water Rights Permanent Change Applications submitted by the Washington County Water Conservancy District.

According to these Applications the WCWCD had taken over water service to the residential subdivision originally served by the Homespun Village Water Company and was utilizing its Cottam Wells to provide water to the subdivision. Homespun Village Water had conveyed its water RIGHT 81-3890 to WCWCD.

WCWCD was filing the change application to correct the points of diversion from the another well drilled by Homespun (which is no longer functioning as a Domestic Well) to the Cottam Wells & to UPDATE the NATURE of use to MUNICIPAL.

The WCWCD was also seeking to drill a new well to secure capacity and create redundance within its Cottam Well Field system.

On August 24th the WCWCD posted a Rush Provisional Letter regarding their desire to drill the new well I just mentioned.

On September 20th, after reviewing the 36 Permanent Change Applications & the Rush Provisional Letter the LDWA submitted a PROTEST.

In the protest submitted the LDWA requested that Permanent Change Application #a47770, Water Right Number 81-2935 (the "Change Application"), filed by Washington County Water Conservancy District ("WCWCD") and requests that the Change Application be denied.

Our reasoning behind our request was:

1. The water source for the Change Application is primarily the Navajo Sandstone Aquifer, which is the source of culinary water for the wells owned by Leeds Domestic Water Users Association (LDWA). For more than 90 years, LDWA has been and continues to be the sole supplier of culinary water to the Town of Leeds in Washington County, Utah.
2. The Change Application sought to add two (2) new points of diversion. The planned well diameters and drill depths are unspecified, and should be included in Application

3. LDWA does not believe the Change Application can be approved without impairing existing rights. Ongoing drought conditions and significant population growth have overwhelmed the Town of Leeds Town and the Washington County area, causing long-term reductions in water supply which are likely to prevail in this exceptional drought and into the future as water agencies and elected officials plan for severely reduced water supplies in the decades to come. The withdrawal of more water from LDWA's aquifer will only exacerbate this condition, adversely impacting LDWA wells.
4. In addition, it is inappropriate to include Water Right Number 81-3890 in the Change Application because its Certificate of Beneficial Use prohibits its transfer out of the Homespun Village Subdivision. In the certificate, dated December 17, 2009, there is a special condition that states, "No portion of the water right represented by this certificate is permitted to be changed or moved to any other beneficial use outside of this subdivision until complete occupancy and water use as described in the proof documents has occurred." As the Homespun Village Subdivision still has open lots and has not reached complete occupancy and the Change Application anticipates use of its water rights throughout WCWCD's service area, inclusion of 81-3890 in the Change Application is prohibited by the terms of its certificate. Moreover, this well has been abandoned. The certificate and abandonment log are enclosed.

Recognizing that Division of Water Rights could approve the WCWCD's Applications the LDWA asked that the following conditions be included if approved:

- The maximum amount of water that may be diverted and depleted from the underground sources should be limited to that amount that does not adversely impact the surrounding water rights and water suppliers.
- That WCWCD provide feasibility, geologic, and hydrologic data demonstrating that the Change Application will not deplete the Navajo Sandstone Aquifer which supplies water to LDWA.
- Provide the step draw-down pump tests to demonstrate and prove the new wells to be drilled and utilized under the Change Application will not further deplete the Navajo Sandstone Aquifer.
- Provide records that all diversions from wells included in the Change Application are accurately monitored and measured utilizing the latest equipment and methods for monitoring local ground water conditions, with all documentation made available online on WCWCD's website for inspection and verification by the State Engineer and protestant.
- Require that the data gathered by WCWCD and the monitoring plan developed by WCWCD be made available for inspection by LDWA prior to diverting any water under this change application.
- Provide a mechanism to verify that the heretofore diversions and water uses of the water rights in the Change Application are terminated in lieu of diversions and uses from the ground water source to avoid an enlargement of the underlying right;
- Demonstrate that the diversion and use of water from the Navajo Sandstone Aquifer under the Change Application can be accomplished without impairment of or interference with other water rights;
- Provide complete and permanent records of diversions from the proposed wells, to be maintained by WCWCD and reported to the state engineer and to LDWA and made available online on WCWCD's website.
- That WCWCD submit its 40 Year Plan, as described in Utah Administrative Code, demonstrating that the water rights included in the Change Application have been identified by number in the plan and will satisfy the reasonable Future Water Requirement and are therefore not speculative in nature and are exempt

from forfeiture for nonuse, and that the 40 Year Plan be made available to LDWA for review.

- If Water Right Number 81-3890 is approved as part of the Change Application in contravention of the conditions of its certificate, that the diversion allowed for the water right under the Change Application be limited to the actual volume diverted by the Homespun Village Subdivision as recorded in its water use records which it is required to submit annually to the State Engineer, to prevent expansion of the water right and the impairment which may result. If such records are not available, that application should be rejected from the Change Application by the State Engineer.

On September 29th, two other PROTESTS were submitted. One by Savage, Jones, Hunger Hole, Nielson Cattle Co & another by Alan & Sandra Howard.

The HEARING for this APPLICATION was today. Peter Gessel from Smith Hartvigsen, LDWA's water attorney represented us at the hearing.

Recap of the hearing highlights:

- Wendy Crowther, WCWCD's attorney, was also well-prepared, and spent nearly all of her time focusing on the Homespun water right, 81-3890.
- Ms. Crowther gave some history, saying that Homespun's well was contaminated with coliform and that they could no longer use it as a culinary water source.
- Ms. Crowther argued that allowing the water right to be moved to the Cottam well field and become part of WCWCD's water system was in line with the intent of the language in the water right's certificate, which was to ensure that the subdivision have adequate water to be completed.


Peter Gessel on behalf of the LDWA responded to Ms. Cowther's assertions with:

- The State Engineer didn't need to explore the intent of the language because its meaning is perfectly plain and obvious: The water right cannot be changed or moved until the subdivision is complete.
- If the State Engineer decides to approve the application anyway, they should limit it to the amount of water from 81-3890 which is currently being put to beneficial use in Homespun as shown in their mandatory annual reports, though they've never filed those reports.
- Mr. Gessel made some citations regarding how little is known about the Navajo aquifer and that the district should be required to invest in state-led studies that will allow all the water users to understand the aquifer.
- Also by approving every single little change application from WCWCD in the in the absence of such information will lead to "death by a thousand cuts."
- The impairment of other water rights which may be caused by development of a new large well field can't be fixed after the fact when the affected water users don't have the resources to litigate against the district.


Although the LDWA recognizes that most likely the that the water rights that were moved to the Cottam well field under the previously approved change application will be re-approved under the current change application. The potential wins here for LDWA are the denial or reduction in volume for the change to the Homespun water right, and hopefully some new data gathering and reporting requirements imposed on WCWCD as part of the approval.

FIELD OPERATION'S REPORT [Don Fawson, Larry Bruley, Mark Osmer]

DISCUSSION	Update on Water Quality Tests [Mark Osmer]
We passed out bac-t test as well as testing for hardness.	

DISCUSSION	Emergency Forest Service support during Oak Grove Fire [Don Fawson]
	<p>The US Forest Service has requested the use of water from a hydrant to fill trucks for drinking water or fire suppression on Oak Grove Fire. Mark placed a meter on the bus turnaround at the top of the hill at silver reef.</p> <p>Don sent a price per thousand gallons to the USFS contract secretary to cover cost of increased pumping including power and wear on the pump.</p>

DISCUSSION	Update on ROI for Softstart Pump [Don Fawson]
We are looking forward to assessing the potential power use savings from the installation of the soft start on the SRH well.	

DISCUSSION	Update on Loop Project [Larry Bruley & Mark Osmer]
	<p>The loop project went well. Boring turned out to be more efficient than digging across the road. The rains caused some problems washing out our work area and clogging Mr. Roberts culvert. This led to digging up his approach to access clog. Which in turn led to more asphalt being installed to repair our damages. Overall, the project went well. This allows us now to isolate the downtown area better so if we need to work on a section, we can turn off service to far fewer houses.</p>

DISCUSSION	Update on Main Street Vault Project [Larry Bruley & Mark Osmer]
	<p>The Main Street vault went in very well. We had a good crane operator. The weather was quite a challenge filling our holes and generally making the project messy and redundant.</p>

DISCUSSION	Project Proposal Silver Reef Vault Relocation [Larry Bruley & Mark Osmer]
<p>We propose to move the S-Curve vault to Silver Reef Road just South of the Cement Tank. This will allow us to move the vault from a bad location to something safer. This will also allow us to completely eliminate the PRV that was being used to supply the houses in Bonanza Flat. This PRV was held together with chains and was generally in poor condition. This will in turn allow us to remove completely the structure the PRV was being housed in. This project allowed us to kill 3 birds with one stone.</p>	

VOTE	MOTION TO APPROVE Project: Larry Bruley SECOND: Don Fawson MOTION APPROVED: Unanimously
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TREASURER’S REPORT [Doris McNally]

DISCUSSION	Shareholder Account Overview & Top Level Financial Recap (Jan 1-Sept 30th 2021)
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The LDWA closed out the 3rd Quarter financially very positively.

As reported in August LDWA’s shareholder income has been strong in Q3. This increase has [in part] provided an increase of the account balance of the Emergency - Major Repair Projects Fund.

This month’s report includes the Ordinary Operating Income & Expenses, and the Emergency Major Repair Fund Income & Expenses for Jan 1 thru Sep 30, 2021.

TOTAL ORDINARY OPERATING INCOME:	\$229,739.97
TOTAL ORDINARY OPERATING EXPENSES:	\$114,117.80
TOTAL ORDINARY OPERATING ADMIN EXPENSES:	\$24,195.73
TOTAL ORDINARY OPERATING PROFESSIONAL EXPENSES:	\$5,493.95
TOTAL ORDINARY OPERATING ADVISOR CONSULT (FINANCIALS/ DDE/DEQ, WRS, ETC)	\$12,222.25
TOTAL ORDINARY OPERATING PAYROLL NET WAGES:	\$33,126.38
TOTAL ORDINARY OPERATING PAYROLL TAXES:	\$12,434.82
TOTAL ORDINARY EXPENSE:	\$191,595.93
NET ORDINARY INCOME:	\$38,144.04

TOTAL OTHER INCOME:	\$28,251.00
TOTAL OTHER EXPENSES:	\$30,729.83
NET OTHER INCOME:	\$-2,478.83

NET INCOME:	\$35,665.21
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The LDWA’s Banking Accounts Stand at:


CHECKING ACCOUNT:	\$23,658.28
EMERGENCY REPAIR & MAJOR PROJECT RESERVE	\$331,246.83
DDW LOAN #3F138 FUND	\$78,310.05
IMPACT FEE ACCT	\$20,061.72
SAVINGS ACCOUNT:	\$429,618.60

ADMINISTRATIVE REPORT [Doris McNally]

DISCUSSION		PAYCLIX				
	Credit Cards		Electronic Checks		PayClix®	
	Count	Credit Cards	Count	eCHECK	Count	TOTAL
JAN	0	\$0.00	1	\$642.71	1	\$642.71
FEB	1	\$45.00	3	\$1,150.35	4	\$1,195.35
MAR	12	\$660.87	4	\$529.50	16	\$1,190.37
APR	12	\$611.77	8	\$8,915.06	20	\$9,526.83
MAY	18	\$1,077.03	6	\$423.69	24	\$1,500.72
JUN	23	\$1,681.15	5	\$180.37	28	\$1,861.52
JUL	22	\$1,398.54	12	\$5,805.57	34	\$7,204.11
AUG	22	\$1,103.92	9	\$1,983.98	31	\$3,087.90
SEPT	22	\$1,614.64	13	\$4,202.25	35	\$5,816.89
OCT*	6	\$333.22	3	\$244.23	9	\$577.45
	138	\$8,526.14	64	\$24,077.71	202	\$32,603.85
<i>*as of 10/19/2021</i>						
# of PayClix Users (YTD): 62						
Credit Card Usage: 94% Visa						
Total \$ Usage: 72% Echeck						

Year to date 62 shareholders have used PayClix and 202 payments have been received through the system, representing \$32,603.85 in payments. Visa continues to be the card of preference used by shareholders at the moment, representing 94% of the credit card payment.

Many of the 62 users have now set up automatic bill pay through PayClix, and feedback has been positive to this new payment option to date.

DISCUSSION		Cross Connection Compliance & Backflow Education	
<p>Continuing in our efforts to educate our shareholders on the importance of this topic we incorporated another informative article on the back of our October invoices and a “New Drips Articles”.</p> <p>This is the third such article this year created for shareholders. The board has set a goal to included at least 1 informational article per quarter going forward.</p>	<div style="border: 1px solid black; padding: 5px;"> <div style="display: flex; align-items: center;">  <div> <p>LDWA News Drips</p> </div> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p style="text-align: center;">Need to contact the LDWA, it's simple.</p> <p style="text-align: center;">Phone (435) 879-0278</p> <p style="text-align: center;">Please leave a message, your call will be returned promptly.</p> <ul style="list-style-type: none"> • To report an EMERGENCY water leak or a loss of water PRESS 1 • For a BILLING INQUIRY, PRESS 2 • For a GENERAL INQUIRY, PRESS 3 <p style="text-align: center;">Your message is immediately routed, and a LDWA representative will be in contact.</p> <p style="text-align: center;">Email LDWAcorp@infowest.com</p> </div> <div style="margin-top: 10px;"> <p style="text-align: center;">WHAT YOU NEED TO KNOW ABOUT BACKFLOW</p> <p>If a driver travels the wrong direction on a one-way street, bad things usually happen. The same can be said if the water in a plumbing system.</p> <p>This phenomenon is called backflow. Backflow can happen in one of two ways: through backpressure or backsiphonage.</p> <p>Backpressure :: Plumbing systems are designed and installed so that the water pressure in a building only travels in one direction, from high pressure to low. Backpressure occurs when the water utility's supply pressure is overtaken by greater pressure.</p> <p>Backsiphonage :: Not all water moving backward is caused by backpressure; water also can travel backward through negative pressure or a vacuum. This is known as backsiphonage. The water in the plumbing system at some point drops below that of atmospheric pressure, which causes water to travel in the opposite direction, thereby creating a siphon.</p> <p>How do we prevent it? :: A backflow preventer is an assembly, device, or method that helps prevent the flow of water from moving backward. Choosing the correct type of preventer helps ensure that backflow incidents do not take place. Some backflow preventers protect against low hazard and some against high hazard. Some assemblies only protect against backsiphonage, while others protect against both backsiphonage and backpressure. Fully understanding the application, you are using is as important as knowing which backflow preventer to select.</p> </div> </div>		

DISCUSSION		Cancelled Shares :: Informational Liens	
<p>Over the past 15 years, there have been properties which have been abandoned, foreclosed, or otherwise vacated. This resulted with long-term non-payment of accounts to LDWA - including active and standby accounts.</p> <p>In 2010, there were over 30 shareholders served by LDWA who were notified of possible water share cancellation if the long-term past due amounts could not be brought current. They were notified that the cost to reinstate the water share would equal the current cost to purchase a water share, and also include any reconnection fee(s), account transfer fee(s) or other assessments applicable to all shareholders. with recent property sales this number has decreased. there are now 5 remaining cancelled water shares.</p> <p>There have been a few occasions where people have bought properties not knowing the potential of these expenses and have had an unpleasant surprise. To better ensure that a clear understanding of the status of the water share and water service for each remaining parcel with a cancelled share, LDWA filed informational liens with Washington County on the properties.</p> <p>In addition to the cost to reinstate a cancelled share, there is an Impact Fee and Water Connection Fee due to LDWA. Please refer to the Rate Schedule for the current rates.</p>			

VI. SHAREHOLDERS COMMENTS

DISCUSSION	Ron Cundick inquired about the recent Water Rights Change Order for a46824 (81-1522)
	Change Order was approved subject to prior rights and certain conditions: https://www.waterrights.utah.gov/docImport/0638/06381083.pdf

DISCUSSION	Ron Cundick inquired about the number of properties in the Homepun Village Community and how many were still un-developed.
	It appears that there are 25 parcels built out, and 5 vacant parcels remain.

VII. ADJOURNMENT :: [07:55 PM Aaron Bateman]



Doris McNally, Vice President



Minutes

Date/Time/Location:	November 17, 2021 07:00PM Hybrid Meeting: Cosmopolitan/ZOOM
Type of Meeting:	Meeting of the Board of Directors
Note Taker:	Doris McNally
Attendees:	Members/Staff: Aaron Bateman (P), Doris McNally (VP), Don Fawson (M, Field Ops), Larry Bruley, (M, Field Ops), Sharon Johnson (Treasurer), Mark Osmer (Field Mgr) Shareholders: Ron Cundick, Daryl Lewis

Agenda Topics

I. CALL TO ORDER [Aaron Bateman]

CALL TO ORDER	Aaron Bateman @ 7:10PM
ROLL CALL	Present: Aaron Bateman, Doris McNally, Don Fawson, Larry Bruley, Sharon Johnson

II. PRAYER [Aaron Bateman]

III. PLEDGE [Larry Bruley]

IV. AGENDA CONSENT & PRIOR MEETING'S MINUTES APPROVAL [Aaron Bateman]

VOTE	MOTION TO APPROVE PRIOR MEETING'S MINUTES: Doris McNally SECOND: Larry Bruley MOTION APPROVED: Unanimously
VOTE	MOTION TO APPROVE TONIGHT'S AGENDA: Doris McNally SECOND: Larry Bruley MOTION APPROVED: Unanimously

V. OFFICERS REPORTS [All Board Members]

PRESIDENT'S REPORT [Aaron Bateman]

DISCUSSION	Change Order Applications from WCWC Water Rights & Well Submissions
There is no update at this time on the recent protest we filed regarding Change Order for Eater Right 81-3890. The hearing date was 10/20/2021. We are still monitoring this situation. The DWR Change Application Tracker has this change order at 50% through the process.	

DISCUSSION	Cross Connection Program
In review of new and proposed changes to the Cross Connection Program, there is a new addition to the Utah State Legislative website that includes Utah Administrative Rules for Drinking Water Systems as required by the DDW/DEQ. The Board is in the process of reviewing these changes and seeing what modifications it needs to recommend and put into place to meet these new criteria. https://adminrules.utah.gov/public/search/R309-105/Current%20Rules .	

FIELD OPERATION'S REPORT [Don Fawson, Larry Bruley, Mark Osmer]

DISCUSSION	Update on Water Quality Tests [Mark Osmer]
We passed out bac-t test as well as testing for hardness.	

DISCUSSION	Change of Location for PRV on Silver Reef Rd S Curve [Mark Osmer & Don Fawson]
We took the PRV Vault out from the S Curve and have moved it up it near the Cement Tank. The Vault & PRV location is better for location and can offer us better control for water for Bonanza Flat, and get rid of some older infrastructure that needed replacement.	
The vault that was on main street was taken up to the El Dorado well site. Took the old well house down and used the vault as a new structure for housing the equipment there. Investigating with some well diggers if we can resurrect that well up there. Also starting to investigate about the history regarding the well that was drilled but was dry.	

DISCUSSION	Back Up Pump & Propane Generator [Don Fawson]
We are investigating getting a back-up pump given the supply chain issues and low inventory at this moment. Also looking at putting in a propane generator to back up our current power supply in the field.	

DISCUSSION	Speed :: Traffic Issues near work areas [Larry Bruley]
Even with proper signage we have been having issue people are driving very fast past areas where we are doing project and it is dangerous. Can we look into getting some signs with speed limits on them for construction area and/or bring this up to the New Town Council in future?	

TREASURER'S REPORT [Sharon Johnson]

DISCUSSION	Shareholder Account Overview & Top Level Financial Recap (Jan 1-Oct 31th 2021)
*SEE ATTACHED LDWA PROFIT & LOSS STATEMENT JAN 1-OCT 31, 2021	
The LDWA's Banking Accounts Stand at: (11/17/2021)	
CHECKING ACCOUNT:	\$18,474.40
EMERGENCY REPAIR & MAJOR PROJECT RESERVE	\$328,600.14
DDW LOAN #3F138 FUND	\$86,316.71
IMPACT FEE ACCT	\$14,579.33
SAVINGS ACCOUNT:	\$428,496.18



ADMINISTRATIVE REPORT [Doris McNally]

DISCUSSION	PAYCLIX
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	Credit Cards		Electronic Checks		PayClix®	
	Count	Credit Cards	Count	eCHECK	Count	TOTAL
JAN	0	\$0.00	1	\$642.71	1	\$642.71
FEB	1	\$45.00	3	\$1,150.35	4	\$1,195.35
MAR	12	\$660.87	4	\$529.50	16	\$1,190.37
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SEPT	22	\$1,614.64	13	\$4,202.25	35	\$5,816.89
OCT	14	\$913.14	6	\$408.67	20	\$1,321.81
NOV*	12	\$911.97	5	\$495.61	17	\$1,407.58
	158	\$10,018.03	72	\$24,737.76	230	\$34,755.79
*as of 10/19/2021						

Year to date 68 shareholders have used PayClix and 230 payments have been received through the system, representing \$34,755.79 in payments. Visa continues to be the card of preference used by shareholders now, representing 94% of the credit card payment.

Many of the 65 users have now set up automatic bill pay through PayClix, and feedback has been positive to this new payment option to date.

DISCUSSION	New Web Content & News Drips :: WATER QUALITY & HARDNESS
<p>We have added some new content to the LDWA website regarding water quality. Utah gets the majority of its water from the Valley-Fill, Cache Valley, and Cedar Valley Aquifers. Watersheds supplying Utah residents drinking water are City Creek, Parleys, Big and Little Cottonwood Canyons. Water in Utah is considered to be very hard. People across the state must deal with hard water daily.</p> <p>The largest city and state capital, Salt Lake City, has the lowest water hardness with 158 PPM. Close to the State average, the city of St. George water hardness is 342 PPM. The hardest water can be found in cities like Blanding, with 598 PPM, Ephraim, with 517 PPM and Draper with 657 PPM. The state average is right around 300 PPM. (Parts Per Million)</p> <p>LDWA’s water hardness at the Spring is 275 PPM. So we are below the States Average and Also below reporting surrounding towns like St. George, Cedar City, Meadow and Washington City. Water hardness can vary from location within a service area. If you are interested in finding out the water hardness at your property, the easiest and most affordable way to do this is to take a sample of your water to a local pool store. Many times, they will do the test for you right then & there for free. Within the articles posted we discuss solutions used to address water hardness like Water Softeners & Water Conditioners. We explain the difference between these two, and position their similarities & differences / pros & cons.</p>	<div style="border: 1px solid black; padding: 5px;"> <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">  <p>LDWA News Drips</p> </div> <div style="text-align: center;"> <p>Understanding Hard Water</p> <p>Hard water is high in dissolved minerals, both calcium and magnesium. As water moves through soil and rock, it dissolves small amounts of these naturally-occurring minerals and carries them into the ground water supply. Hard water interferes with almost every cleaning task, from doing the laundry to washing dishes to taking a shower. Clothes can look dingy and feel rough and scratchy. Dishes and glasses get spotted and a film may build up on shower doors, bathtubs, sinks and faucets. Washing your hair in hard water may leave it feeling sticky and dull. Finally, hard water can cause a residue to build-up in pipes that can lower water pressure throughout the house.</p> <p>Hardness does not pose a health risk and is not regulated by state or federal agencies. In fact, calcium and magnesium in your drinking water can help ensure you get the average daily requirements for these minerals in your diet. But hard water can be a nuisance due to the mineral buildup on plumbing fixtures and poor soap and detergent performance.</p> <p>Want to learn more visit http://ldwacorp.org/, or use the QR Code to see how LDWA's water stacks up against the town's around us in water hardness.</p>  </div> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p style="text-align: center;">Need to contact the LDWA, it's simple.</p> <p style="text-align: center;">Phone (435) 879-0278</p> <p style="text-align: center;">Please leave a message, your call will be returned promptly.</p> <ul style="list-style-type: none"> • To report an EMERGENCY water leak or a loss of water PRESS 1 • For a BILLING INQUIRY, PRESS 2 • For a GENERAL INQUIRY, PRESS 3 <p style="text-align: center;">Your message is immediately routed, and a LDWA representative will be in contact.</p> <p style="text-align: center;">Email LDWAcorp@infowest.com</p> </div> </div>

VI. SHAREHOLDERS COMMENTS

DISCUSSION	Communication from Susan Savage Re: Recent protest hearing and Settlement Agreement.
	<p>Communication sent to Sharon Johnson (dated 11/17/2021) from Susan Savage was read aloud.</p> <p>SUBJECT: Recent protest hearing and Settlement Agreement.</p> <p>Dear President Bateman and LDWA board members,</p> <p>Regarding the hearing: Alan Howard, the late Don Goddard, myself, and often LDWA, have been to a lot of protest hearings over the years. The letters we get from the DWR always advise us that other hearings ahead of us may go overtime so we should be prompt, but “plan our time accordingly.” Therefore we have</p>

understood the State's scheduling to have some flexibility, and I took more time than usual. I wanted you to know why.

While the State always begins by outlining procedures for the hearing, in the recent one that portion took a very long chunk of our time as people we couldn't see who were sitting around the table kept asking questions. Also in this hearing, the four entities who share our well right decided to have one of us speak rather than taking time for all four. So we actually saved them time.

While Alan, Don, LDWA, sometimes Kevin Lee, and I have spoken briefly in previous hearings, we have often come away feeling that the District (WCWCD) in particular brushes us off as just a bunch of habitual detractors, and have received personal comments to that effect.

This time there was what I consider to be hard evidence of false presumptions and actual impairment from the District and I was the one who had first-hand knowledge, therefore I took time to offer specifics, such as that what "experts" have thought over the years about underground supplies in the Leeds area have often been completely wrong. I keep the log on our own well and have evidence that the water level has dropped nearly 20 feet since it was drilled—which was before the Cottam Wells came on line—and more than 2 feet in just the 2-3 hours before WCWCD got their water from the Cottam Wells shut off during the break on Leeds street last August.

Additionally, Mr. Renstrom, the new "Ron Thompson" for WCWCD, had just spoken in the Leeds Town Council meeting, and given more information about various water sources for the projected Ash Creek Reservoir than what the District said in the protest hearing. He also said the District's "experts" are sure our underground supplies are separate from theirs. In the hearing the District only named one source for filling the reservoir, saying water would be piped from the failed reservoir at the top of the Black Ridge, which sounds too far away to affect us. But I felt it was important to point out that that reservoir failed because the water seeped away into the volcanic rock, and that seepage may be at least one of the sources that's been filling aquifers for both Leeds and the Cottam Wells. In addition, while the District projects that the Ash Creek Reservoir will recharge the Cottam Wells, it may or may not. The Hurricane Fault is right there so we don't really have any idea where the reservoir's seepage might go.

So I did take time to say those things. I certainly did not want to encroach upon your attorney's time and hope that didn't happen. I thought he was very impressive.

Regarding the Settlement Agreement: Are we any closer to finishing that up? It would be nice to get it off our plates, and attorneys are so expensive. The longer we wait, the more it costs at least for our family to have our attorney spend time going back to review earlier material in order to be able to continue. We see you're busy with many projects, but hope you have a little window for this one. Thanks so much for your service.

Thanks for all you're doing and for having open meetings. I'm in the presidency of our church women's organization now, whose meetings were scheduled on the 3rd Wednesday so that we wouldn't have to miss Town Council meetings. Wish we could be more supportive of you as well.

Sincerely, Susan Savage

The Board then reviewed the hearing as many of them attended or viewed recording.

VII. ADJOURNMENT :: [07:47 PM Aaron Bateman]


Doris McNally, Vice President