



LEEDS DOMESTIC WATERUSERS ASSOCIATION

PO Box 460627, Leeds, UT 84746-0627

PHONE: (435) 879-0278 | E-MAIL: LDWAcorp@infowest.com | URL: www.LDWAcorp.org

2024 MEETING OF THE BOARD OF DIRECTORS CALENDAR

DAY/DATE	TIME	LOCATION	HELD
Wed., January 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Tues., February 6th, 2024	7:00PM -- 8:00PM	Cosmopolitan	Annually
Wed., February 21, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., March 20, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., April 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., May 15, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., June 19, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., July 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., August 21, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., September 18, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., October 16, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., November 20, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., December 18, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>

[Leeds Town Hall is located at 218 N. Main Street, Leeds, UT 84746]

STANDING AGENDA

1. CALL TO ORDER <ul style="list-style-type: none">a) Roll Callb) Prayerc) Pledge of Allegiance
2. ANNOUNCEMENTS <ul style="list-style-type: none">a) Consent Agenda<ul style="list-style-type: none">o Acknowledgement of Meeting Noticeo Vote to Approve This Meeting's Agendao Vote to Approve Previous Meeting Minutes.b) Declaration of conflict-of-interest
3. OFFICERS REPORTS <ul style="list-style-type: none">a) President's Report [Don Fawson]b) Operations (Field) Report [Mark Osmer]c) Office / Finance Report [Doris McNally]d) Administration Report [Kurt Allen / Brant Jones / Larry Bruley / Dan Brown]<ul style="list-style-type: none">o Update on System Projecto LWCo Field Activitieso Cross Connection & BackFlow
4. SHAREHOLDERS COMMENTS <p>No action may be taken on a matter raised under this agenda item. Shareholder must step to podium to make comments. (Three minutes per person)</p>
5. ROLL CALL VOTE TO CLOSE MEETING



Minutes

Date/Time/Location:	January 17, 2024	7:00 P.M.	Leeds Town Hall
Type of Meeting	Board of Directors Meeting		
Note Taker:	Layna Larsen		
Attendees:	Members:	Don Fawson (P), Kurt Allen (VP), Doris McNally (IT), Brant Jones (M)	
	Absent:	Alan Cohn (M)	
	Staff:	Mark Osmer (Field Mfr), Layna Larsen (Corp. Sec)	
	Shareholders:	Susan Savage, Ron Cundick	

Agenda Topics

I. CALL TO ORDER [Don Fawson @ 7:03 P.M.]

CALL TO ORDER	Don Fawson - Lets begin. We would like to welcome you here tonight.
ROLL CALL	Present: Brant Jones, Don Fawson, Kurt Allen, Doris McNally Absent: Alan Cohn

II. PRAYER [Don Fawson]

III. PLEDGE [Don Fawson]

IV. CONSENT AGENDA, PRIOR MEETING'S MINUTES & POLICY APPROVAL/VOTES [Don Fawson]

CONCENT AGENDA	Consent Agenda consist of the acknowledgment the meeting notice was posted. It is also a vote to accept this month's agenda and the previous months minutes.
VOTE	MOTION TO APPROVE PRIOR MEETING'S MINUTES: Doris McNally SECOND: Kurt Allen MOTION APPROVED: Unanimously
VOTE	MOTION TO APPROVE TONIGHT'S AGENDA: Doris McNally SECOND: Kurt Allen MOTION APPROVED: Unanimously

V. DECLARATION OF ABSTENTIONS OR CONFLICTS [Don Fawson]

DISCLOSURE	DECLARATIONK OF ABSTENTIONS OR CONFLICTS
ADMISSION	Kurt Allen – NONE Doris McNally – NONE Don Fawson - NONE Brant Jones - NONE

VI. MEETING OUTLINE [Don Fawson]

DISCUSSION	Outline of Meeting [Don Fawson]
	<u>Don Fawson</u> – Reviewed Agenda for the meeting.

VII. OFFICERS REPORTS [All Board Members]

a) PRESIDENT'S REPORT [Don Fawson]

DISCUSSION	Utah Department of Environmental Quality Division of Drinking Water Sanitary Survey
	<p>Don Fawson - All right a couple of things here. Appreciate Dora sending out the development application. I hope that everyone had a chance to look at that and I wanted to have a little discussion on that at this time. Just a few things, it's very comprehensive. Did you use a template for that?</p> <p>Doris McNally - No, what happened was, that in 1984 was the original document, then in 2014 it was restated. OK. And then going through the Silver Point Estates and also the Silver Eagle Estates, we had identified things that were missing in the document. So, what I've done is I've incorporated those elements into the existing document. So, this is not a rewrite or a new policy, it is considered a restatement of the existing document, and it incorporates things like, for example, a checklist so that as we go through the process with the developer, the developer sees that they have to meet all these requirements. So, it doesn't get left to the memory of whoever is in the company. As for the shareholders, what we have noticed over the years is that many times the new Board Members as they come in don't have the knowledge of what the process is and so by putting a checklist into the actual restatement that will help. We also identified that we didn't have a developer's agreement, a written document so what I did was I crafted a developer's agreement that the developer would have to fill out ahead of time, give us plats, give us information about their septic system, and other information, then that would come to us for consideration for a Will Serve. In the past those once again happened through independent little emails and sometimes text which don't get captured into our system. So, this way it is a way of capturing the formal documentation so that the people beyond us, 10 years, 20 years from now, if we're still around and if we're not with the company, somebody can look at them and say, oh, that's what happened to get that to go to the next point. So that is what the purpose of the restatement is.</p> <p>Don Fawson - OK, As I went through this, like I said, it's extremely detailed and I felt like there were some things that really are not part of the water company detail, they are actually the town. Once we receive a building permit, then we don't need to be involved with the sewer, we don't need to be involved with setbacks, we don't need to be involved with the type of building they're building or anything else. The only thing we really need to be involved with is whether they've been issued a permit. Because all those other things should have been involved in that. I think too, it almost sounded like we need detailed information on the structure of the building and all those kinds of things, and the only thing we really need on that, to me at least, is a plot plan just to show where the building's going to sit so that the water can be connected to it. Umm. Let's see, on page 2, it just says, there starting at the top it says completed and detailed construction plans and drawings of improvement shall be submitted to the LDWA board, I just put in there for review prior to commencing construction. And then as we went down all of those items like, in particular in B, the question is do we really need all of those things and I'm not sure, it just seemed to me that this seemed to be more comprehensive than really what we needed. I think my personal opinion is, it needs to cover what we need, but it shouldn't be any more complex than that. And down on item C, there on page two we had minimum cover and I think we also need to put bedding in there. We want to be able to see that.</p> <p>Doris McNally - And that's why I said this out after the last work session. So, I think that we should definitely incorporate those changes and once again, it is a restatement. It's not anything new in those areas. It was what was in play all the way back. I would say probably those were expanded in 2014.</p> <p>Don Fawson - What I would suggest, have any of you really taken the time to really looked through this.</p> <p>Brant Jones - I read through it and my feeling was I was hoping we could simplify it some. But I didn't want to try and get specific without a discussion because I wasn't really clear on why or if anybody felt like specific things were needed. So, I didn't want to scratch anything without that discussion.</p>

Kurt Allen - I read through it myself and had the same feelings. And I've always felt like anything beyond the back of the meter doesn't really pertain to this Board and so, I think that our clarification in this document needs to end at the back of the meter with the exception of maybe a plot plan showing where the buildings setting.

Don Fawson - Well, could I have a motion to table this and let's do a work session on it. And everybody kind of really dive into it. I think one of the things I really appreciate, Doris, is this has been presented to us before and we haven't really got into it. You have, you've done your homework and done everything above and beyond and I really appreciate that. I think that we just need to get serious about this and get it taken care of.

Doris McNally - We do, because the things that are in it like the application, and also the checklist, are the things that we got caught up on with the developments we've been talking to. And Layna is getting a number of people requesting new things because this is also individual parcels, and we need to give proper guidance to the office and these documents are the things that give the guidance to the office. As you stated Don, I visited this about a year ago, it seemed like we have to address it, we can't keep kicking the can down the road, it needs to move forward. In whatever state this board is, it is the only way that you can give proper guidance to the office and to the field.

Don Fawson - Yeah, and that's fair I think that's the only way and we need to move ahead with this. One of the things I wondered even on the checklist if there were some things that might apply, well you have down here whether it's commercial, industrial, and so forth. Then I think one of the things it says down here is we can provide service size up to 12 inch which is pretty hefty, and then meters up to 12", I don't know maybe we won't. But I think we need to look this over and be serious and do a good meeting on it and see if we can't pare it down to what we all feel is relevant.

Kurt Allen - Do you think before we have a vote that we take care of this within two weeks. Should we kind of put a deadline on ourselves here and implement that.

Don Fawson - I don't have a problem with that if we can get that set up, maybe next week or something like that. I think you're right we need to quit kicking the can down the road.

Doris McNally - There are just too many developments happening right now and we need to tighten it up. And I agree it is voluminous and I think that the thing is, is that you don't want to go into a restatement where you totally change the whole document. A restatement is just adding the things that you felt were missing from the documents.

Don Fawson - Or taking it out, you know, the things that you feel like are beyond the scope of what it should be. So yeah, both things.

DISCUSSION	I make a motion that we table this and reschedule a work session within two weeks to address it and finalize the final draft for acceptance by the board.
VOTE	MOTION TO TABLE AND FINALIZE WITHIN 2 WEEKS: Kurt Allen SECOND: Doris McNally MOTION APPROVED: Unanimously

Brant Jones - I feel better about that too.

Don Fawson - OK, I'll work on giving some dates for next week and see if we can set something up and get serious about this. Again, Doris thank you for all this, moving this along.

Brant Jones - Yeah, that's a lot of work.

Kurt Allen - Mostly thanks for your patience with the Board.

Doris McNally - The paperwork and bureaucracy is never fun.

Don Fawson - Mark, do you want to go ahead with your report for the last month?

b) FIELD OPERATION'S REPORT [Mark Osmer]

DISCUSSION	Monthly Water Quality Test Results
Mark Osmer - We passed out BacT test again this month.	

DISCUSSION	New Well Site
DISCUSSION	Regular System Maintenance
Mark Osmer - We have been doing a bunch of blue stakes. We had a few freeze up issues in that cold snap. I had some RP's that people didn't insulate, they put a box over it, but the wind blew through it, so we went up there and helped them insulate and thaw it out and got their water going. There was a frozen meter, and we did the same thing for them. And then just the general running of the system, that's about it for this month.	
Mark Osmer - We worked on the well site because when we pumped the waste, it was going right through where they are going to drill the new well. So, I've diverted that by putting a new culvert under the road and got it, so it is completely out of the way.	
Don Fawson - Where did you get that culvert?	
Mark Osmer - Landmark gave it to us. It is some of the old 14" EPDM pipe that they are taking out of the ground, so thanks to Steve Newby. So, we used a piece of that discard pipe and it worked perfect under the road. The old covert we pulled out was just junk. It was all patched together and wasn't very good.	
Kurt Allen - Thank You Mark and Steve.	
Mark Osmer - We pumped the well to test it and keep it exercised. It's still the same draw down, with the static level staying the same.	
Kurt Allen - Tell us what the same means.	
Mark Osmer - I haven't got the figures here but the drawdown is 4 feet. So, when we pumped it, we pumped it for about maybe an hour or something like that while we were working up there. When we shut it off, literally within 5 minutes, it was back up the four feet to its original static level. So, the recharge is really good, and I was pumping between 350 and 400 gpm so that's good. We're still not using the well on a regular basis due to high water levels. We are still running solely on the Spring. The Spring is running around 238 gallons per minute, so it's keeping up with demand.	

DISCUSSION	WCWCD Project Weekly Meetings with Landmark [Mark Osmer]
Don Fawson - Mark has been working with Landmark Construction locating some of our piping and valving and things that they need to have identified. Did you get things figured out at Roundy Mountain Road today?	

Mark Osmer - Yes, that pipe is communications pipe. You're bringing the Vac Truck in, Steve, aren't you?

Steve Newby - Yes. We got to the fire station tonight.

Mark Osmer - So they're going to carry on and pothole where those pipes go across the road, so we know exactly where they are.

Don Fawson - You said they were going to bring a Vac Truck in?

Mark Osmer - Yes.

Kurt Allen - They did today, didn't you, Steve?

Steve Newby - Started today.

Don Fawson - Well, we appreciate that, it's a lot better than a backhoe.

Mark Osmer - Yes. Thanks Steve.

Steve Newby - It is a lot better than replacing a lot of damaged lines.

Mark Osmer - Yes, there are a lot of communication lines and power lines there, so, it's the best way to locate them. So, that will be better, easier, and safer and we won't be breaking any communication lines.

Layna Larsen - For clarification, what are you bringing in? What does it do?

Steve Newby - It is a Vac truck. It is a high-powered vacuum that can suck the dirt and make a pothole right down to where you want it.

Layna Larsen - OK. thank you.

Kurt Allen - So, when you get to the utilities it doesn't damage them or break them.

Mark Osmer - They put water down there and make like a slurry mix, so they just suck all that out and get right down to where they need to go.

Layna Larsen - That's handy.

Don Fawson - We met with Landmark this last Tuesday morning and I talked to them about the traffic lights and asked Clint, the foreman, how much it would take to reprogram them on weekends. He said he would check into that. So, maybe they can shorten the time in-between.

Steve Newby - I will follow up on that.

Don Fawson - If they can do that, it would be great and make people feel a little more like obeying the law.

Steve Newby - Testing patients, are we?

Don Fawson - Steve, did you have anything you wanted to report?

Steve Newby - No I am just here to represent Landmark and see if you guys have any concerns. We are going to be getting into the thick of things here sooner than we think, we are up here a little bit into the residential.

Don Fawson - So what is the current timeline? The end of February or something when they figure that they might be at the South end of Town?

Steve Newby - Yeah, probably, or the end of March, somewhere in there.

Kurt Allen - You are just a couple of weeks away from the North end aren't you.

Steve Newby - Yeah, about 2 1/2 weeks. There is a bigger piece of equipment coming in for the South end to start really hogging things out.

Brant Jones - So, is that light system going to move right into the middle of town.

Steve Newby - No, we are going to take up the current striping and restripe the lanes, shifting everything to the West side of Main Street. So, we can remove the lights and keep traffic flowing.

Don Fawson - Probably need to take the West side parking lane out. Anyway. OK, Doris, we are going to turn some time over to you.

c) TREASURER'S REPORT [Doris McNally]

DISCUSSION Announcements/Billing/Communication – [Doris McNally]

BILLING

Invoices for December were completed/mailed on January 2nd.

NEWSDRIPS

The new drip article in the last billing was for the annual meeting and that's in compliance with the By-laws which state that it has to be announced by a certain date. So that is done on the next billing. We talked about sending out the reminder so, that's already to go. So, when you get to the annual meeting section, you'll see those two things as proof of notification.

LDWA News Drips

Need to contact the LDWA, it's simple.
Phone
(435) 879-0278
Please leave a message, your call will be returned promptly.

- 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**

Your message is immediately routed, and a LDWA representative will be in contact.

Email
LDWAcorp@infowest.com

LDWA ANNUAL SHAREHOLDER MEETING

The Leeds Domestic Water Users Association (LDWA) Annual Meeting will be on Tuesday, February 6, 2024 at 7:00 PM.
The meeting will be held at [TO BE DECIDED], [PHYSICAL ADDRESS OF LOCATION]

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.
- Regardless of the number of shares held, a Shareholder shall have **only one** vote. The affirmative vote of the majority of the shareholders represented at the meeting shall be the act of all shareholders. The vote upon any business before a meeting shall be by ballot. No proxy voting shall be allowed.
- Agenda items include - the election of two directors for two-year terms, the presentation of the annual financials and other reports.

LDWA News Drips

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The meeting will be held at [LOCATION], [LOCATION PHYSICAL ADDRESS]


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

DISCUSSION	FINANCE [Doris McNally]						
<p>PAYCLIX</p> <p>In October we had 80 shareholders pay their bills using this payment option. The total amount collected through PayClix was \$7,535.86</p> <p>With 60% paid via Credit cards and 40% via echecks.</p>	Credit Cards		Electronic Checks		PayClix®		
		Count	Credit Cards	Count	eCHECK	Count	TOTAL
	Jan-23	39	\$2,042.98	26	\$1,448.97	65	\$3,491.95
	Feb-23	42	\$2,686.29	27	\$1,050.32	69	\$3,736.61
	Mar-23	47	\$2,156.00	29	\$1,593.07	76	\$3,749.07
	Apr-23	45	\$2,267.30	28	\$1,130.00	73	\$3,397.30
	May-23	45	\$2,664.39	30	\$1,703.07	75	\$4,367.46
	Jun-23	49	\$3,267.88	28	\$2,453.49	77	\$5,721.37
	Jul-23	49	\$4,755.93	32	\$3,188.46	81	\$7,944.39
	Aug-23	48	\$3,720.80	34	\$3,148.02	82	\$6,868.82
	Sep-23	50	\$5,937.19	38	\$3,916.83	88	\$9,854.02
	Oct-23	44	\$4,494.09	36	\$3,041.77	80	\$7,535.86
		458	\$33,992.85	308	\$22,674.00	766	\$56,666.85

FINANCE [December 2023]

	TOTAL INCOME			TOTAL EXPENSE		
	ACCT	BALANCE	% to TOTAL	ACCT	BALANCE	% to TOTAL
	Ord. OI:	\$36,233.17	91.0%	Ord. Field OE:	\$13,975.36	52.3%
	Other OI:	\$3,599.62	9.0%	Ord. Admin OE:	\$2,417.31	9.0%
		\$39,832.79	100.0%	Professional OE:	\$1,797.00	6.7%
				Labor Expenses:	\$8,551.30	32.0%
					\$26,740.97	100.0%

The LDWA' Banking Accounts as of 12/14/2023

	CHECKING ACCOUNTS			SAVINGS ACCOUNTS		
	ACCT	BALANCE	% to TOTAL	ACCT	BALANCE	% to TOTAL
	1 - Checking	\$81,674.29	33.6%	1 - Emergency Reserve	\$293,684.49	71.8%
	2 - Business Checking	\$161,446.06	66.4%	2 - Loan SRF-3F1892	\$54,851.42	13.4%
		\$243,120.35	100.0%	3 - Impact Fee Fund	\$60,559.21	14.8%
					\$409,094.12	100.0%

DISCUSSION **Old Loan-** [Doris McNally]

Doris McNally - I'm just going to answer a question Riley had. We have negotiated with the State to have the old loan rolled into the new loan at 0% interest. So, we have a payment that is due this month. It is actually due by February 2nd that amount is \$40,712.00. We have two options, Heather told us we still need to validate this, but I'd like to get a Board vote on it so I can at least move forward with the decision tomorrow.

The two options are:

- 1) We can pay this year's amount due of \$40,712.00 and take the remainder of \$212,000 and move that over to the new loan.
- 2) We can take the whole \$242,000 and move it over to the new loan.

Now there are pros and cons to both. However, there is a young lady named Teresa that I just need to get something in writing from saying she would accept option 1, because it seems that Teresa and Heather may not be talking together, but if we get agreement that we don't have to pay the \$40,000 this year and just roll the \$242,000 I would assume financially that would be a better deal for us because we could take that \$40,000 and earn interest on it in our accounts. So, I will verify if that is possible. Since we have to make the payment by February 2nd, I'm going to make a motion that if tomorrow I talk to Heather and Teresa and they give me something in writing saying we can move the whole \$242,000 over, that both of them agree, then that is what we will do. If Teresa says we need to pay this year's due amount of \$40,712 then we have a check ready to be mailed and we have to mail it. But I'd like to make a motion that you agree that I'm going to try to move the whole amount into the new loan and if I can't make that happen, then I'm going to make the yearly payment before February 2nd.

Brant Jones - What's the interest on the roll over loan?

Doris McNally - It's 0%. The previous office management was very good in keeping a coffer of money to pay the loan off quickly and nicely and they did a very, very good job of that. Because of that we have always been in front of this and that is why this doesn't hurt us at all. The question is what's the best way to handle this? So, I talked to Jennifer Lefler tonight about the best way financially to do it is to roll the whole \$242,000 into the loan. Right Riley, you following me?

Riley Vane - Yes.

Doris McNally - And if we can do that, we should do that. My recommendation would be to do that.

Kurt Allen - I agree with that.

Doris McNally - If we can't though, we still have to pay the \$40,000 which is due before February 2nd. We are actually slightly behind. We should have paid it last week, but I knew this meeting was coming up and I wanted to get a Board decision.

MOTION	I make a motion that we roll the old loan into the new loan if it is possible or pay the old loan before February 2 nd
VOTE	MOTION TO ROLL OLD LOAN INTO NEW LOAN OR PAY PAYMENT FOR THE OLD LOAN: Doris McNally SECOND: Kurt Allen MOTION APPROVED: Unanimously

DISCUSSION	Fidelity Bond- [Doris McNally]
<p>Doris McNally - And then, just to stay on the same topic, there are four items that Heather brought up in the conversation for the loan. The First one of course was this subject matter, and it is resolved. The New Loan will be signed off on very quickly and that's why I wanted to get on this. The second thing is in reference to a fidelity bond. There has been some discussion back and forth, we have a number of bonds from the old loan and the new loan, this is the first time I have ever heard of a fidelity bond. So, I called Heather back separately and she explained to me what she was referring to. It is for the insurance and the materials for the construction that's happening on Main Street, but in reading what a fidelity bond is, it's actually covering us. So, I need to get better clarification from Heather, and she has already said to me that I can do a writer extension onto one of the bonds we currently have with our insurance agency. So, I will have an answer probably tomorrow on that for you too. (Speaking to Riley) So out of the four items, the two that were the office things and the other two I think we handled today, so everything is clear?</p> <p>Riley Vane - Right.</p> <p>Doris McNally - Ok, so that's the financial update.</p>	

DISCUSSION	Hook-up Policy [Doris McNally]
<p>Doris McNally - Then the last thing, and I'm going to frame this so everybody in the audience understands. In doing all the work for the loan, one of the things we were required to do was identify all the easements that the LDWA has. The office people, meaning Layna and myself, hand culled through all the paperwork and electronic files that we had on easements. We were able to document all the easements we had. In doing so, we found two properties that were not documented properly with easements We are in the process of correcting that. But in looking deeper into that, I realized that most Regional Water Companies are required to have a "Hook-Up Policy." We do not have such a policy. What the draft policy talks about is what the process is if somebody wants to extend the pipe onto their property or add a hydrant onto it, etc. It delineates what the obligations are for that</p>	

to occur in reference to the LDWA. Working with the Rural Water Association, I took one of their templates for a hook-up policy and drafted the one that I handed out at the last work session, we talked about it and I think Kurt said he thought it was fine. This is another thing that if we don't have it makes things very difficult. You know, people come into this position, and they don't have the needed background and if it's not written down this is the stuff that we can get caught on. This is another policy to really address the need for better documentation of a procedure that was missing in the past.

Kurt Allen - I thought there was very good information in that, and you did a great job putting that together and we do need to have that, and I supported it.

Doris McNally - So, I had a discussion with Brant about some of the requirements for irrigation and everything else because you know they talk about water in generalities, and they talk about irrigation and culinary. So, I made sure that this stayed very focused on culinary only. I would just say that it is actually becoming a mandate that we have to have this type of documentation. I know the State is going to look for it in the near future.

MOTION

Doris McNally - So, that is why I make a motion that we should accept this. Everybody's had a chance to review this, we have had a discussion on it, this policy needs to be put into place. So that's my motion.

Don Fawson - It seemed like I skimmed through that, and I totally agree with the concept that we absolutely need it. I just don't remember all the detail. Can we do both of these at this upcoming work session meeting, go through them and finalize them.

Doris McNally - Absolutely. That's why I brought them to the last work session, hoping we could get to this point, but that's fine.

Don Fawson - Let's just go through them at the work session and nail it down. Appreciate that again, Doris.

MOTION	I make a motion to approve & set in place the hook-up policy.
VOTE	MOTION TO TABLE AND FINALIZE WITHIN 2 WEEKS AT A WORK SESSION : Doris McNally SECOND: Kurt Allen MOTION TABLED FOR WORK SESSION: Unanimously

DISCUSSION	Year End Accounting [Doris McNally]
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Doris McNally - And the last thing is, the end of year financial numbers are all out and I've sent them all to you. There's a lot of things that are going on, it is going to be very uncomfortable if we all of a sudden cram it in the last three days before the annual meeting. I've sent all the materials that we want to deliver at the annual meeting. This is the actual budget, actual recap and the projection for 2024 and I think we need to sit down and have a separate discussion about it a separate work session. and once again, I've already talked to Don about it, in the case of field expenses, I would strongly recommend that when they get expensed and signed off that they're categorized. Somebody needs to look over the categorization of the of the expenses to make sure they are falling into either the well project, the Main Street project, or the Spring project or the other Main Street project, right now they are all being captured into one and that doesn't help us in really monitoring the performance of expenses.

Don Fawson - Mark that is going to be really important for you to help us with. So, it's only those four. Is there anything else?

Doris McNally - In general, anything. So, for example there was a repair on a piece of equipment and Mark I'm just using this as an example so please don't take it the wrong way, there was a repair on a piece of equipment

that was put on a credit card. Jen categorized it based on what she thought it was because she saw the vendors name so she put it in that category. And in reality, it shouldn't have gone there. So, it really is every expense.

Don Fawson - One of the things that we need to know, if there's anything beyond those four categories because they certainly don't cover everything we're doing, then we need to know what those categories are.

Doris McNally - This is the budget we handed out last year. They are in the office.

Don Fawson - I know but I don't go to this and say now where does that go. I think if you can just give us the six or eight or whatever categories that we're going to be dealing with that would help.

Doris McNally - So if you just look at the field categories right here and this is posted in the office and this is a copy. For an example, if there is a something on cross connection, a piece of equipment that Mark buys on cross connection, it should go into the category called cross connection, they shouldn't be captured into consumables and tools. These are the categories it is the second section of the budget, that the field should mainly be concerned about, and the office has always been concerned about the ones underneath their area. So, I would just say you know, when you get a bill, take a look at it and I actually do this with Jen, I mark it up and say this one goes to this category, this goes to this category, and we've been trying to work with the vendors. In the case of Jones and DeMille, when they send their vendor bill in, and also with our legal department, they are separating them into different classifications so we can capture them properly. So, if there was an expense that came in from Silver Point, it went into Silver Point's category. If there is an expensive that comes in from Jones and DeMille it is being looked at a different way. So, yeah.

Don Fawson – Let's you and I sit down and just clarify each category just so that it is very, very clear and we can go from there. There's certainly no resistance to doing that.

Doris McNally - Yeah, I know that it just becomes very evident when you are looking at the year end.

Don Fawson - Thank you so much, Doris, we appreciate that very much.

MOTION	Motion to accept the financials
VOTE	MOTION TO ACCEPT FINANCIALS: Kurt Allen SECOND: Brant Jones MOTION APPROVED: Unanimously

d) BOARD MEMBER REPORTS

DISCUSSION	Jones & DeMille progress - [Kurt Allen]
	Don Fawson - You know the Rural Water Conference is coming up at the end of February. I asked Layna to go ahead and get Mark and me registered for that Mark. Mark, do you plan on going?
	Mark Osmer - Yeah,
	Doris McNally - And are we going to submit our water for the best tasting water contest?
	Mark Osmer - Yeah, for the best tasting water. Yeah, definitely.
	Kurt Allen - Riley, what is your schedule like on Friday? If I were to come and meet with you to get this update taken care of? Would that work?
	Riley Vane - I think that would work, we can talk offline. But yeah.

Kurt Allen - Yeah, call me or I will call you and let's get something together and get that taken care of and get it back to Doris.

Brant Jones - OK. My question is going back to what Riley was saying about these projects that are pending BLM and Forest approval and questioning the level of need for process, and in involving contractors and things like that. What kind of expenses are we incurring prior to having approval? You mentioned getting some supplies ordered and things, but what if they bump it to a higher, deeper process and it just opens up a big can of worms and we have bills that we are incurring on projects that we can't afford?

Riley Vane - We made some basic assumptions with the State when we were formulating the funding package that these improvements are happening on already developed land or improved land either with the road or a pipeline. So, we are pretty confident it will be a categorical exclusion with Federal agencies. We don't think it's going to go to that level for the Forest Service. So, those expenses to this point have already been accounted for. I guess worst case scenario, the National Forest Service comes back, and they say, you know you need an EA or other type of environmental assessments. Then you generally go back to the Water Board, and say, look, this was an expense that wasn't included and we need this to move forward. You see that from time to time, you know in just about every Water Board meeting you see something to that effect and so it would be, part of the process of going back to the State and petitioning for X amount of dollars to cover the environmental costs that we weren't expecting or planning for. I don't see that level just in conversations, The Forest Service understands where the pipeline is going. It is already in an area where there's a road. Of course, we are all holding our breath because it is the Federal Government. So, we don't know yet, but we are pretty confident it will be OK.

Brant Jones - I am concerned about spending, or moving forward with too much confidence and spending a bunch of money and stuff when we don't have permission.

Riley Vane - That's what I want to avoid, I'm not going to suggest doing any type of real movement on the National Forest side other than getting qualified contractors on board. You know, that's no real expense to LDWA or Jones and DeMille. We are going to go through that. Procurement process anyways. But as far as the BLM that is pretty optimistic to get that well drilling going since we have verbal exclusion.

DISCUSSION LWC [Brant Jones]

Brant Jones - Yeah, with the LWC as it relates to LDWA we talked about meter readings, sharing and things like that. We did approach the State and found, I think there were ten, possible exemptions for individual meters for irrigation companies and so we filed for two of those exemptions and qualified for both. So, currently it looks like LWC will not be putting in the individual small meters throughout the Town. Did you get your billing from LWC for LDWA water and did that break it down the way you needed to have it?

Don Fawson - Did you see anything?

Brant Jones - Or do I need to get more information from them?

Doris McNally - We haven't gotten the information. We received the bill.

Brant Jones - She said the information was on the bill.

Doris McNally - But it doesn't explain. Yeah, it doesn't, not to the level that Don was asking about.

Brant Jones - They should have come to everybody that was being billed, and the information was supposed to be on the bill. But if we need more information, let me talk to them.

Doris McNally - It just has the charge for acre feet for water, but it doesn't go into the detail Don was looking for explanation of what has been on the bill since we got the first one.

Don Fawson - Did you get a recent bill?

Layna Larsen - Yes. It was with the checks I just printed, and I sent you copies of the invoices with a copy of the checks.

Don Fawson - I don't remember seeing the check for the LWC.

Layna Larsen - Doris signed for it, but you were sent a copy of all the checks and invoices.

Brant Jones - So, if there is still information you need on that invoice, I will talk to her. She had said it would be on the bill.

Doris McNally - Yeah, there is just a fee for Leeds A, Silver Farm A, for operation and maintenance, annual connection fee. And I guess Don wanted to have more understanding of what the maintenance and operation was and everything else. He was asking for the detail of what was behind this.

Brant Jones - The other thing is, we talked to Nathan Moses, the Cedar City State Water Engineer, again about the agreement between the two water companies and the urgency about that. He said he felt like most of it is worked out for the system already, now that we both have meters, he says that until we get comfortable with what we want to do, if we want to add or take away from it, he said it is pretty sufficient.

Don Fawson - The concern I have is that some of the detail on how many gallons and those kinds of things should be replaced by the Water Use Chart Nathan created it would really eliminate much of the confusion we have experienced. Anything else? Anything weird or anything like that? Alright, I appreciate that. Is there anything from anyone, Susan, did you have anything you wanted to share? Come on up.

DISCUSSION

Utah Department of Environmental Quality Division of Drinking Water Sanitary Survey

Don Fawson - Appreciate Doris sending out the DRAFT RESTATED DEVELOPERS AGREEMENT & APPLICATION FORM for us all to review. I hope that everyone had a chance to look at that and I wanted to have a little discussion on that at this time. Just a few things, it's very comprehensive. Did you use a template for that?

Doris McNally - No, this is a restatement document. In 1984 the original document was done, then in 2014 it was restated. While going through the Silver Point and the Silver Eagle Estates Developers "Will Serve" activity, we identified things that were missing in the document. So, what I've done is I've incorporated those elements into the existing document. This is not a rewrite or a new policy, it is considered a restatement of the existing document, and it incorporates things like, for example, a checklist so that as we go through the process with the developer, the developer sees what they have to do to meet all these requirements. As for the shareholders, what we have noticed over the years is that many times the new Board Members don't have the knowledge of what the process is and so by putting a checklist into the actual restatement that will help. We also identified that we didn't have a developer's agreement, a written document so what I did was I crafted a developer's agreement that the developer would have to fill out ahead of time, give us plats, give us information about their septic system, and other information, then that would come to us for consideration for a Will Serve Letter. In the past those happened through independent emails and sometimes text which don't get captured into our system. So, now it is a way of capturing the formal documentation so that the people beyond us, 10 years, 20 years from now, somebody can look at them and say, oh, that's what happened to get that to go to the next point. That is what the purpose of the restatement is.

Don Fawson - OK, As I went through this, like I said, it's extremely detailed and I felt like there were some things that really are not part of the water company detail, they are actually the Town's wheelhouse. Once we receive a building permit, then we don't need to be involved with the sewer, we don't need to be involved with setbacks, we don't need to be involved with the type of building they're building or anything else. The only thing we really need to be involved with is whether they've been issued a permit. Because all those other things should have been involved in the permit. I think too, it almost sounded like we need detailed information on the structure of the building and all those kinds of things, and the only thing we really need is a plot plan just to show where the building's going to sit so that the water can be connected to it. On page 2, it says: starting at the top, completed and detailed construction plans and drawings of improvement shall be submitted to the LDWA Board, I just put in there "for review prior to commencing construction." Then as we went down all of those items like, in particular in B, the question is, do we really need all of those things? I'm not sure, it just seemed to me that this is more comprehensive than really what we needed. I think my personal opinion is, it needs to cover what we need, but it shouldn't be any more complex than that. Down on item C, there on page two, we had minimum cover and I think we also need to put bedding in there. We want to be able to see that.

Doris McNally - That's why I sent this out after the last work session. So, I think that we should definitely incorporate those changes and once again, it is a restatement. It's not anything new in those areas. It was what was in play all the way back. I would say probably those were expanded in 2014.

Don Fawson - Have any of you really taken the time to really looked through this.

Brant Jones - I read through it and my feeling was I was hoping we could simplify it some. But I didn't want to try and get specific without a discussion because I wasn't really clear on why or if anybody felt like specific things were needed. So, I didn't want to scratch anything without that discussion.

Kurt Allen - I read through it myself and had the same feelings. I've always felt like anything beyond the back of the meter doesn't really pertain to this Board so, I think that our clarification in this document needs to end at the back of the meter with the exception of maybe a plot plan showing where the building is setting.

Don Fawson - Well, could I have a motion to table this and let's do a work session on it. I ask that everybody really dive into it. I think one of the things I really appreciate is that Doris has presented this draft to us before and unfortunately, we haven't really got into it. Thank you, Doris, you've done your homework and done everything above and beyond and I really appreciate that. I think that we just need to get serious about this and get it taken care of.

Doris McNally - We do, because the things that are in it like the application, and also the checklist, are the things that we got caught up on with the developments we've been talking to. And Layna is getting a number of people requesting new connections because this also applies to individual parcels. We need to give proper guidance to the office and these documents are the things that give the guidance to the office. As you stated Don, I visited this about a year ago and it seemed like we needed to address it. We can't keep kicking the can down the road. It needs to move forward. In whatever condition this Board is in, it is the only way that you can give proper guidance to the office and to the field.

Don Fawson - Yes, and that's fair. I think that's the only way and we need to move ahead with this. One of the things I wondered about, even on the checklist is if there were some things that might apply. I so see that you have here whether it's commercial, industrial, and so forth. Then I think one of the things it says here is we can provide service size up to 12 inch which is pretty hefty, and then meters up to 12", I don't know, maybe we won't. But I think we need to look this over and be serious and have a focused meeting on it and see if we can't pare it down to what we all feel is relevant.

Kurt Allen - Do you think before we have a vote that we take care of this within two weeks. Should we kind of put a deadline on ourselves here and implement that.

Don Fawson - I don't have a problem with that if we can get that set up, maybe next week or something like that. I think you're right we need to quit kicking the can down the road.

Doris McNally - There are just too many developments happening right now and we need to tighten this up. I agree that it is voluminous and I think that you don't want to go into a restatement where you totally change the whole document. A restatement is just adding the things that you felt were missing from the original documents.

Don Fawson - Or taking it out the things that you feel like are beyond the scope of what it should be. Both things.

MOTION	I will accept a motion that we table this and reschedule a work session within two weeks to address it and finalize the final draft for acceptance by the Board. – Don Fawson
VOTE	MOTION TO TABLE AND FINALIZE WITHIN 2 WEEKS: Kurt Allen SECOND: Doris McNally MOTION APPROVED: Unanimously
Don Fawson - OK, I'll work on suggesting some dates for next week and set something up and get serious about this. Again, Doris thank you for all this, moving this along	
Kurt Allen - Doris thanks for your patience with the Board.	
Doris McNally - The paperwork and bureaucracy is never fun.	

SHAREHOLDERS COMMENTS

SECTION SET-UP	Shareholders Input [Don Fawson]
Don Fawson - Procedures for making comment: <ol style="list-style-type: none">1) Shareholders must step to the podium to make comments,2) Clearly state your name and then ask your question,3) Please limit your time to 3 minutes per person4) No Action may be taken on a matter raised under this agenda item5) Comments need to be confined to issues, not individuals.6) If an item or question has already been discussed, we will cordially move on out of respect for everyone's time.	

DISCUSSION	DDW Bond Request
Ron Cundick - I have two questions. One, do we know if Alan's going to run for the board for next year?	
Don Fawson - He is still questioning that so, we don't know.	
Ron Cundick - The second question I didn't quite understand the fidelity bond and what it was doing.	
Doris McNally - So what happened is that we were requested from the Division of Drinking Water for something called a Fidelity bond. It was the first time I heard that term used. We have a few different bonds.	
Ron Cundick - I want to talk about this one, what does it do?	

Doris McNally - OK. According to Heather, who's the person from the Division of Drinking Water, she told me that it had to do with ensuring the materials, like for example, the pipes and everything we have stored for the project on Main Street. That is what she told me on the phone. And in looking at what a fidelity bond looks like in definition, it is coverage for Board Members and so, I don't understand why she's using the term fidelity bond. So, it is something that she is asking for, so I need clarification from her on what she actually wants. I'm going to send her copies of the bonds we have and see if they cover what she needs and see if maybe she doesn't understand what a fidelity bond is in relationship to us.

Ron Cundick - I just don't understand how protection on the Board Members is protecting LDWA.

Doris McNally - I understand, I don't either.

Ron Cundick - You have other insurance things that cover you.

Doris McNally - Correct

Ron Cundick - It sounded like we were duplicating some things.

Doris McNally - That is why we are pushing back, asking her to give me an explanation of why? What is this for? Because I think one of the things, we're seeing is that in the Division of Drinking Water, there are a few different layers of people and they are not always talking to each other and they are saying, well, I need this and they're using terminology the other person may not know. So now I have to go back and say to her, please define what this fidelity bond is. These are the bonds we currently have that you have authorized, and you said are fine. Why is this different and why is it needed to satisfy the loan?

Ron Cundick - So, it doesn't have to do with making your annual payment or anything like that.

Doris McNally - Oh no, it's totally separate.

Ron Cundick - I just couldn't figure out how it would apply to protect you when you already have protection from something else.

Doris McNally - That is the same thing we are questioning too, is why? Once again, we looked up the definition, and I'm not a lawyer, we looked up the definition of what a fidelity bond was and it looked like it was offering some type of coverage for the officers, and that's why I said that's a total disconnect from what she's telling me a fidelity bond is. So, I just need to have her explain.

Ron Cundick - Any idea on the cost?

Doris McNally - No, because it is like getting a quote on something you don't know what it's for. We just need to find out.

Riley Vane - The previous loan should have had something very similar, if not that and maybe the name may have changed or adjusted, maybe they are calling it something different. So, it is important to go through like Doris is saying, the existing bonds that you have and make sure the coverage is there that the State is requiring.

Doris McNally - There's been a reference to a surety bond that we had. But Surety was the name of the company that issued the bond. It had nothing to do with the title of what the bond was for. So, that's where you have to go look at the bonds themselves, see what they cover, see what their term date is, and then see if that's what we need to either re-up on, change or find another bond to address what they are looking for, but they haven't been very clear on what they specifically need.

Ron Cundick - the previous loan had a bond to guarantee the payment every year.

Doris McNally - Correct.

Ron Cundick - That was extraordinarily expensive. We found ways to work around that and I just want to make sure it wasn't the same thing because if it was that, there were other ways to approach it.

Don Fawson - Yeah, let's make sure.

Doris McNally - Yeah, at this point, we are just being told this is a branding.

Ron Cundick - It was a bond we had to get for about \$75,000 that we had to pay \$1000 a year. Independent of the balance for the total amount for the length of the loan. We arranged with the State to put some of our money into an account, that \$75,000 and then we could draw interest on it. We didn't have to pay a bondsman.

Don Fawson - Let's work with Ron on that. I know that I've heard the term the surety bond before, not necessarily connected to a company name, but just a type.

Ron Cundick - It was required by the State and that's why you got my attention there.

Kurt Allen - Good point, Ron.

Don Fawson - So is it OK if Doris talks to you about that.

Ron Cundick - Yes.

Don Fawson - OK, great, anything we can do to save money and skirt around some of this that's not necessary, the better. The process, as I understand it, for this West side pipeline is that when we get material, it's delivered by Ferguson out to the storage site and we inventory it, then turn it over to Landmark, and at that point they are responsible for it. Isn't that correct?

Kurt Allen - Yeah, that's correct.

Don Fawson - So, it's not like we need to be insuring it.

Riley Vane - It shouldn't be related to material. I think Heather probably misspoke. It's more along the lines of exactly what Ron is describing as far as, Deposits into an account for a given X amount for surety of the Loan.

Don Fawson - That makes better sense.

Doris McNally - Let's just get a better definition.

Don Fawson - OK. If there's anything from anyone, Susan, did you have anything you wanted to share? Come on up.

DISCUSSION

Water Right Change Application - Protest

Susan Savage - Just a little comment, three things about nominees for the Board. I regret that the bylaws were ever changed from requiring two nominees for each opening. I know people have said it's really hard to get

people to run. But to me that's how you keep people informed and realizing that they need to participate, and it takes away the feeling that somebody doesn't want to run against somebody else. So anyways, I don't know if the Board would consider looking at that again.

The other thing is that today is the final deadline for the protest on the 100-acre feet in Hidden Valley. I learned some things when I took our protest up yesterday, which was that our group just sent one letter with our signatures, and the receptionist said we really would prefer that people, if they had some different information, Alan Howard, for example, has a unique situation, that they would file their own letter because what we're looking at is not how many names are on it, but new information, additional information. I then asked her a few questions and she also said because you asked for a hearing it doesn't mean that they will necessarily grant a hearing. She said they may or may not on this one because there was a previous application on the original location. I just said what's going to happen with the original location because you know, sometimes you've seen situations and maybe this was with your last application, you know that we protested that the water rights had more than one diversion point? There's more than one Well? So, I asked if this a situation where they are asking for two diversion points. They have the first diversion point and they are asking for a second one for the same water right.

She said, no they didn't drill there, and I said oh, there was a drilling rig there for quite a while. She said that there wasn't a driller report. So, she said that this is a new diversion point and that other one, the previous one will disappear. She also said in our protest we had mentioned that the first application for that first diversion point was for irrigation, but the second one they checked the box for change of use, but it didn't specify domestic. And so, what they said was, they were taking away cattle, you know the original one had irrigation and also cattle and they were taking that out. So, she said if the owner of the water right wants to change it to a domestic use to build homes, then they would have to file a new application for change of use, so we could watch for that to come.

We mentioned in our protests that the owner had stated publicly that he had enough water for 40 homes, so we were looking at questioning what that change of use meant and they checked that box. And then the other thing was, and you can just throw me right out of the room for this one. We had a visit from a cousin in Colorado at Christmas time and her husband, just as we were visiting about family things, brought up the subject of water and said do you guys have Wells around here? And I said yeas. He started talking about his involvement with the Rio Grande Water Conservation District is what they call it instead of Conservancy. Anyway, he said the farms at the top of the headwaters of the Rio Grande have had to close because they have lost their water. So, what he said they are finding, and he referred me to a document that I've read part of, but I need to research it more, he said they are finding that the big Wells in the area are pulling water out of the river and that they are creating a space underground that then pulls that water down so that the river doesn't have as much water in it. Then Brooke Shakespeare who is the Dixie National Forest hydrologist called me about a week ago with some questions that I didn't have answers for he was wondering about what LDWA was doing, and he was asking me if I had any historical understanding of the Wet Sandy Water Right, that there were some different things happening within, and I didn't know anything.

But I asked him about the groundwater pulling water out of a surface, and he said, yeah, he said that that seems to be what happens. So, when I say throw me out of the room, that made me think about our situation where we're sharing this water between domestic and irrigation. LWC says that some of the irrigators sell their shares to LDWA and the diversion point is changed to the Oak Grove Spring. Then that reduces the amount of water in the stream for those who are left. Then as additional water rights are transferred into the LDWA Wells it's curious to me that some of us see our water going down and not recovering, but the LDWA Well doesn't. So, I mean, nobody knows, right? But it's in a position to receive water from that the seepage like from the stream. That made me wonder if the money being spent to enlarge the line from Oak Grove, since we've lost our ability to not have chlorination anyway, if it would be something to think about, if it's not too late, to put that money put that money into a water purification system up in the Silver Reef area where the irrigation diversion point is so that if that water is sold to the LDWA it still is the stream, and it doesn't decrease what

water comes down the stream. It might still be decreased anyway if say the well pumping is pulling the water out of the stream. Just an idea, I am just trying to think about that and thinking well the water is being chlorinated anyway, so if the water could remain in the stream and be taken out at the LWC diversion point then it could still be purified to come into the LDWA system. Just some thoughts.

Don Fawson - Interesting thoughts, obviously the longer the water stays in the stream, the more chance there is of contamination getting into that water beyond what just chlorination can take care of, so that would have to be not only a chlorination issue, but also water filtering or whatever else needs to be done with that just like they do down here with the lake and so forth, but it is something to think about. It is interesting that The Spring continues to supply the water that it has and any water that goes beyond the Spring I think it goes back into the Creek. I say that because just below the Spring, you have these seeps and whatnot that go back into the Creek. So all that water is preserved there so if the Spring was developed even more, it would take some water out of the Creek flow. But it's not changing, the water rights, they still remain the same the same at that point.

Susan Savage - Don, the conversations always been that there was historically, in my memory, that maybe the LDWA line was taking more water than it had a right to and so there was some arrangement to turn that extra water back into the irrigation system down here so the bigger pipe, could eliminate some of the evaporation the seeping, but that would also eliminate water in the stream that does these other things, you know, that might be being pulled down into the well. It's just all very interesting. There is a lot to think about. It was interesting to me that this came up at Christmas time and that they were talking about this issue with the Rio Grande River, you know all down through the Santos Valley they are having issues with that.

Don Fawson - There was also someone I talked to, and it was over in Eastern Utah somewhere where they had problems with Beavers damning the creeks up and so they eliminated the Beavers. That in turn eliminated their ground water because the Beaver dams were recharging that ground. So, they reintroduced Beavers. I don't know how good they were able to manage getting that back together, but there's a lot of things we don't understand. Who was the lady that you were talking to about these protests?

Susan Savage - Oh, it was Kaylee or something she is the person that answers the phone and does the documents.

Don Fawson - So, you didn't actually go to Cedar?

Susan Savage - I did, that was one of the things she said, you don't need to drive up here. You can do this online. She showed me how to include exhibits if we have an exhibit to send with that too, and so, I kind of said to her, it was interesting because as I pulled up in the parking lot, I thought I've been doing this for 40 years why do I feel nervous when I come up here? So, I said to her I always feel nervous, even though I've seen you guys and you've been so helpful when I come in here, just hoping that I'm doing things right. So, then she said, let me tell you a couple of things that would be helpful, and that's how we got into that conversation.

Don Fawson - I appreciate you doing that, making that effort, Susan. Layna, did we get our protest turned in?

Layna Larsen - We did. It was like a couple days after we had the meeting.

Doris McNally - We also heard that Angell Springs was probably going to offer a protest too, I haven't followed up to see if they did.

Don Fawson - It's interesting, Susan, when you were talking about the 1954 when they first put the line in from the Spring. If my memory is correct, that there were those who said we don't need that big of a line, a four-inch line coming down. And actually, it turned out later that was important.

Susan Savage - But I do remember also there was all this concern about turning extra water back in. That the line was holding more water and maybe that's not the case now.

Don Fawson - Well, no it is the case and so we actually have an overflow pipeline from our Highlands tank, which is our last tank to fill, that automatically takes anything that is extra coming down that pipe and puts it back into the irrigation system. We also have a meter on that overflow line and if based on the State Engineer's chart if enough water is still not going back to irrigation then we turn additional water back. That way we make sure that we are giving LWC the amount of water that they're entitled to and only use that which LDWA has a right to.

Susan Savage - And I know you have corrected the problem by turning that water back in where the Spring water enters the pressurized. You know I'm a brain-stormer and when I say things, maybe these are some ideas, is because I'm thinking here's an issue or there's an issue and what are some of the ways that might be addressed. I'm not coming in and saying I think it's being done wrong, and I think you should be doing this. Not at all.

Don Fawson - I understand that and it's very helpful. Thank you. All right, anything else? If not, I will Accept a motion to adjourn.

VIII. ADJOURNMENT :: [8:13 P.M. Don Fawson]

VOTE	MOTION TO CLOSE MEETING: Brant Jones SECOND: Doris McNally MOTION APPROVED: Unanimously
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Layna Larsen, Corporate Secretary

Don Fawson, President



LEEDS DOMESTIC WATERUSERS ASSOCIATION

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PHONE: (435) 879-0278 | E-MAIL: LDWAcorp@infowest.com | URL: www.LDWAcorp.org

2024 MEETING OF THE BOARD OF DIRECTORS CALENDAR

DAY/DATE	TIME	LOCATION	HELD
Wed., January 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Tues., February 6th, 2024	7:00PM -- 8:00PM	Cosmopolitan	<input type="checkbox"/>
Wed., February 21, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., March 20, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., April 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., May 15, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., June 19, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., July 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., August 21, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., September 18, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., October 16, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., November 20, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., December 18, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>

[Leeds Town Hall is located at 218 N. Main Street, Leeds, UT 84746]

STANDING AGENDA

1. CALL TO ORDER <ul style="list-style-type: none">a) Roll Callb) Prayerc) Pledge of Allegiance
2. ANNOUNCEMENTS <ul style="list-style-type: none">a) Consent Agenda<ul style="list-style-type: none">o Acknowledgement of Meeting Noticeo Vote to Approve This Meeting's Agendao Vote to Approve Previous Meeting Minutes.b) Declaration of conflict-of-interest
3. OFFICERS REPORTS <ul style="list-style-type: none">a) President's Report [Don Fawson]b) Operations (Field) Report [Mark Osmer]c) Office / Finance Report [Doris McNally]d) Administration Report [Kurt Allen / Brant Jones / Larry Bruley / Dan Brown]<ul style="list-style-type: none">o Update on System Projecto LWCo Field Activitieso Cross Connection & BackFlow
4. SHAREHOLDERS COMMENTS <p>No action may be taken on a matter raised under this agenda item. Shareholder must step to podium to make comments. (Three minutes per person)</p>
5. ROLL CALL VOTE TO CLOSE MEETING



Minutes

Date/Time/Location	February 6, 2024	7:15 P.M.	The Cosmopolitan
Type of Meeting:	LDWA ANNUAL SHAREHOLDERS MEETING		
Note Taker:	Layna Larsen		
Attendees:	<p>Board Members: Don Fawson (P), Kurt Allen (VP) Doris McNally (Treas.), Alan Cohn (M), Brant Jones (M)</p> <p>Staff: Mark Omer (Field Mgr) Layna Larsen (Corp Secretary)</p> <p>Shareholders: Dolin Anderson, Phillip & Jani Ayers, Rex Ballou, Sandi Bassett, Aaron Bateman, Brandon Beesley, Natalie Bennion, Larry & Julie Bruley, Cynthia Burch, Tracy Comas, Drake Comas, James Comas, Ron Cundick, Anita Deblinger, Steve Dyroff, Joe Ellison, Greg Estaban, Ron Fowlks, Kohl & Shayl Furley, James & Rochelle Gardner, Manuel & Joy Goy-Yu-Chin, Christine Harvey, Rex Heaton, Lisa Hepworth, Laura Hermes, Natalie Holt, Bill & Troi Hoster, Steve Iverson, Sharon Johnson, Catherine Mattingley. Rita Mattingly, Paul McCullough, Bill & Rhonda McLaughlin, Robert McNally, Stacie Moss, Miranda Nessen, Cynthia Neubauer, Steve Penrose, Michelle Peot, Wayne Peterson, Mary Pettit, Aaron Price, Gerard Reposa, Eugene Roberts, Corrine Rodriguez, Angela Rohr, Karen Sanders, Susan Savage, Bruce Sharp, Bill Snyder, David & Danielle Stirling, Clayton Sullivan, Craig Sullivan, Marvin & Dee Thiem, Jim Thomas, Robert Verbic, Cynthia Wright</p>		

Agenda Topics

I. CALL TO ORDER

DISCUSSION	Meeting Call to Order (Don Fawson)
Don Fawson - Welcome everyone to LDWA's 2024 Annual Shareholder's Meeting, it is 7:15 P.M.	
Don Fawson - Explained what to do in case of the Need for Fire Evacuation...	
Don Fawson - Under the Bylaws ARTICLE IV - Board of Director - Section 7, Quorum. "A majority of the number of Directors shall constitute a Quorum for the transaction of business." In our Case a minimum of 3. "A Quorum is Present"	


DISCUSSION	Roll Call (Don Fawson)
Doris McNally (T), Kurt Allen (VP), Don Fawson (P), Brant Jones (M), Alan Cohn (M)	

PRAYER	Brant Jones
PLEDGE	Alan Cohn

DISCUSSION

Proof of Meeting Notice (Does McNally)

In accordance with the LDWA's ByLaws Article III - Meetings of the Shareholders - Section 8. Procedure: Proof of Meeting Notice was delivered in the following Manner:

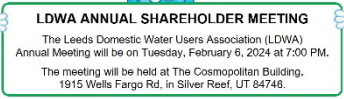


Need to contact the LDWA, it's simple.
Phone
(435) 879-0278
Please leave a message, your call will be returned promptly.

- 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**

Your message is immediately routed, and a LDWA representative will be in contact.

Email
LDWAcorp@infowest.com




LDWA ANNUAL SHAREHOLDER MEETING
The Leeds Domestic Water Users Association (LDWA) Annual Meeting will be on Tuesday, February 6, 2024 at 7:00 PM. The meeting will be held at The Cosmopolitan Building, 1915 Wells Fargo Rd. in Silver Reef, UT 84746.

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.
- Regardless of the number of shares held, a Shareholder shall have only one vote. The affirmative vote of the majority of the shareholders represented at the meeting shall be the act of all shareholders. The vote upon any business before a meeting shall be by ballot. No proxy voting shall be allowed.
- Agenda items include - the election of three directors for two-year terms; the presentation of the annual financials and other reports.

On shareholder's December 2023 Invoices, produced and postmarked 01/02/2023, the following note was included on the back of the cards: The Leeds Domestic Water Users Association (LDWA) Annual Meeting will be on Tuesday, February 6, 2024 at 7:00 PM.

The meeting will be held at The Cosmopolitan Building, 1915 Wells Fargo Rd, in Silver Reef, UT 84746.




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

On the same day (01/02/2024) this notice was also posted on the Leeds USPS Corkboard for public notice. Also, on the LDWAcorp.org website.

Then on shareholder's January 2024 invoices, produced and postmarked 02/01/2024, a "Meeting Reminder" note was included on the back of the cards.

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

DISCUSSION

Thank You (Don Fawson)

- Ron Cundick and the Silver Reef Museum Foundation for use of the Cosmopolitan
- Brant Jones for providing and managing the Sound System
- To each of you for your interest and support in your Water Company

II. APPROVAL OF MINUTES OF LAST ANNUAL MEETING

DISCUSSION

Previous Year's Minutes (Don Fawson)

Don Fawson - Typically, at this point in our meeting, we ask for a motion to accept minutes from last year's Annual Meeting. In the Past the Annual Shareholder's Meeting minutes have not been reviewed and approved until the following year.

To improve the timeliness of information to our Shareholders, the Board chose to review and approve the posting of the 2023's Annual Meeting Minutes in its February Regular Board Meeting, 7 days after the Annual Meeting. You can access these minutes and all other regular monthly Board Minutes on our Website at: LDWAcorp.org, under Administration: Meetings Archive: Meeting Date. We plan on following this same procedure once again this year, and hope this continues with future Boards.

III. BOARD MEMBER REPORTS

a) PRESIDENT'S REPORT

DISCUSSION	Silver Point Estates (Don Fawson)
<p>Don Fawson - We partially read the Will-Serve letter for Silver Point last year and some of you were interest in seeing the entire document and you can go online and look that up in that same minute's section, or there will be something there to direct you to it.</p> <p>Don Fawson - Also, I might just mention, some people have seen some construction going on in the Silver Point area and have asked why Mark has his equipment there. He does not, it is not his. It is the owners of that land who have brought in equipment and material to be able to bring that area up to the Department of Environmental Quality standards.</p>	

DISCUSSION	Rural Water Association of Utah Conference (Don Fawson)
<p>Don Fawson - There is a Rural Water Conference held at the Dixie Center each year at the end of February. Mark and I will be attending that. It is a time for water system managers, operators, and employees to certify, take classes for continuing certification, take classes on safety, compliance and other topics related to water. It is also an opportunity for vendors to show their wares and for attendees to see what's new in the world of water. Mark had been asked last year by the Division of Environmental Quality, Cross-Connection Supervisor, Gary Ragar, to make a presentation during one of the breakout sessions. So, Mark, Doris, and I teamed up to make that presentation. Doris created an amazing power point presentation, and the three of us shared various points, including fielding questions at the end. I am going to let Doris and Mark fill in the details, including the response from the DEQ sponsor.</p> <p>Mark Osmer - As Don mentioned we attended the Back-Flow & Cross-Connection Training classes and both of us were re-certified and got our certificates. This is a yearly requirement. Prior to the conference I had shared with Gary Ragar some of the things we were implementing at the LDWA in preparation for our upcoming Division of Drinking Water Sanitary Survey in regard to Back-Flow & Cross-Connection. He was impressed with the things we were doing and asked if we would share the work, we were doing with other small rural water companies attending the Conference. This was an honor to be asked to present.</p> <p>Doris put a presentation together and the three of us delivered our story. Doris can you explain what we covered.</p> <p>Doris McNally - The presentation is up on the website, but in the presentation we;</p> <ul style="list-style-type: none">○ Introduced the LDWA and outlined how we are a Private NON-PROFIT, SHAREHOLDER OWNED culinary water utility company serving the Town of Leeds.○ We shared some info about Leeds and some of its history. We discussed how the pioneer's established this area and all the work they had done.○ We offered some basic demographics about our population and explained the types of customers/shareholders we serve (Residential 358, Commercial 20, Institutional 5, and Industrial 1)○ We talked about our amazing water sources (Spring & Well) and how the water from the Spring is shared with the Leeds Water Co. (LWC), the irrigation company.○ We talked about our infrastructure 5 tanks and well house.○ We shared how all of this is managed by 5 elected volunteer Board Members, 3 staff people, and our head security officer Jack, the Chihuahua!○ We offered an overview of the Back-flow/Cross-Connection Policy we implemented. And how we implemented & monitored our program.○ We shared with them the survey we had created regarding Back-flow/Cross-Connection○ We shared with them the educational News Drips Articles we had created and shared on the back of our invoices. The brochures we created and made available online & in print.	

- We showed how we built a section on our website with videos and visuals to help our shareholders. And also, how we offered links to other important websites offering additional information.

After the presentation the Rural Water Organization people were so impressed, they asked for copies of our materials in template form and are now sharing it with other small rural water companies as examples on how to implement a Back-Flow & Cross-Connection program. This is a very important topic the State has been pushing for. These are topics that we are judged on when they come in and do our Sanitary Survey. We are the case study for systems twice and three times our size that can now access our templates to show how things can be done.

So, Accolades to Mark, every single day he is out there, he doesn't like talking in public, but he is one of the hardest workers I've seen, and this Board has really leaned in hard to improve things that may have been overlooked in the past.

Don Fawson - Thank you, Doris and Mark, appreciate you every day. One of the things I would like to mention is that during these Water Conferences we have the opportunity to complete some certifications and one of those is Cross-Connection Training which is a 40-hour course. It's 8 hours a day for five days with pretty rigorous testing at the end and I know Larry Bruley completed that course a couple years ago. He and I actually went through that together. It was a very intense and informative training. Also, the DEQ has asked us to supply a water sample for the taste testing competition this year and the results will be shared at our March Board Meeting.

That was a great start to a very busy year. At this time, I will turn time over to Mark & Doris to go over some of the activities/accomplishment in his year-end administrative report.

b) FIELD REPORT

DISCUSSION	Water Quality Monitoring & Tests (Mark Osmer)
<ul style="list-style-type: none"> • Last year we passed <u>all</u> our monthly Bac-T tests, and we have passed January and February this year. • Every year we have a Nitrates Test and we passed that. • Every 3 years we have a Lead & Copper test, and we passed that. <p>I want to Thank Bob McNally, Doris's husband, for going every day and doing the chlorination and keeping our chlorine levels where they should be.</p>	

DISCUSSION	Infrastructure Maintenance (Mark Osmer)
<p><u>Well House</u> Worked with the Forest Service and the Fire Department to clean-up around the area by the Well so we have a fire barrier around the Well. Worked on the pad around the Well house in preparation for improvements and addressed & improved the drainage at the Well site. Installed a new pump with variable speed soft-start and installed new piping in the Well. So, we can now pump anywhere from 150 GPM to 650 GPM as needed.</p> <p><u>Tanks</u> The Highland Tank - We were not sure where all the piping and valves were and what they served, so we Pot-holed the area to locate all the pipes and valves, plotted them and put them into our GIS system. We put a sign on the tank so you can visually see where the pipes are located. While the tank was empty, we cleaned it, repaired and painted it, and replaced the ladder. We put all new ladders in our system Vaults to improve safety.</p> <p>The Oak Grove Tank – Raised the Vent Pipes, as per code, because they were too low. We addressed Drainage on top of the tank because the dirt cover created a bowl and water was getting trapped on it, so we added more dirt and crowned it.</p>	

Oak Grove Spring

I want to thank Larry Bruley. We cleared the area around and, in the Spring, to increase the flow. In the process, we found a couple of valves that were buried. Bundle Bundy and I found the pipe to drain the Spring that was buried and hidden, cleaned it out and added screen to strain large particulates and protect it from animal intrusion. So now it is back useful and protected.

Additional Projects

Repaired a number of Service Lines and Service Breaks, Shareholders had some Frozen Pipes so we helped them with those and also helped Shareholders install their Flume 2 (Smart Water Monitors). We replaced 10% of the Dual Check Valves (Approximately 40 a year) as per DEQ regulations. We installed a number of new service lines and we upgraded others. We did some work on PRV's (Pressure Regulator Valves) in Town. We have 6 and we keep an eye on them.

DISCUSSION

Hydrant Maintenance, Repair, & Replacement [Mark Osmer]

In 2022 the LDWA established a Hydrant Maintenance Policy which covered things like maintenance, yearly inspection, flushing, fire flow testing, etc.

- Last year all hydrants were exercised, flushed and inspected for mechanical repairs, also flow pressure (psi) and output (gal per min psi). This information was captured in logs for future reference.
- We had 2 hydrants that were run over; one by a car and one by a UDOT Skidsteer, so we repaired them.
- Thanks to Bob McNally, Doris's husband, he painted and numbered all 126 hydrants in our system.
- Working with Doris and Jones & DeMille all the hydrants were plotted, marked and added into our GIS system.
- Doris is working with a Leeds Town Council Member & Battalion Fire Chief, Kohl Furley, to share this data with the HVFSSD. (Hurricane Valley Fire Special Service District)
- Repaired AirVacs that were leaking and one froze.

DISCUSSION

Division of Drinking Water Sanitary Audit & Survey [Mark Osmer]

In October completed our formal Sanitary Survey with the Division of Drinking Water (DDW). In 2018 when we completed our last inspection, the LDWA had received 44 deficiency points. Many of these points were due to the absence of a well-documented Cross Connection & Back-Flow Policies & Procedures. There were also a number of physical field issues that also needed addressing.

Working together with Doris & Layna we started preparing for the inspection almost a year before it happened. Much of what I talked about earlier was a part of the work done to address the deficiencies in the field and Doris maybe you can offer some more information on this.

Doris McNally - This sanitary survey happens every three years but because of COVID it was actually delayed a year and it's a pretty big thing. There are some people here who actually remember that last time in 2018 we had 44 deficiencies, which is really not good. We've been working on this for at least a year and a half to change that. Once again, total kudos to the people in the field, zero points. We had all the points removed that were there from 2018 and after the audit, we got zero points this year. That is huge. We've had calls from people in the DDW telling us that is awesome that you did that. So, all the things that Mark was talking about, all the hard work that Layna does in the office, all the documentation, you know, bureaucracy, let's face it we live in a bureaucratic time. And Aaron (Bateman), if I remember correctly, you were the one who stood up at one of the meetings and questioned the 44 deficiency points a few years back. I see some other past Board members here who understand what a big success that is. So, once again thank you to Mark on that. I'm just going to go through a few other things because we are so appreciative that you guys are here. We love to see you involved in the Water Company because there is a lot of hard work that happens.

c) Admin Report

DISCUSSION	DDW Consumer Confidence Report [Doris McNally]
<p>So, we also had our Division of Drinking Water Quality Report come up and this happens on a yearly basis. Every public water system provides its customers with an annual water-quality report called the Consumer Confidence Report in April. We put that on the back of your April Invoice showing we passed it with flying colors. There is also a formal report on the Website along with past reports for comparison. They are looking at our test results and I don't think we have failed one of our quality tests because of the work that you do, Mark, and if you talk to other water companies near us they cannot say that. This report provides a variety of important information about each community water system, including:</p> <ol style="list-style-type: none">1. General water system information,2. Information on opportunities for public participation,3. Source(s) of drinking water,4. Any monitored contaminants detected in water during the past five years,5. Information on monitoring, Cryptosporidium, radon, and other contaminants,6. Compliance with State and Federal drinking water standards, explanation of violations, potential health effects, and corrective actions, and7. Variances or exemptions to a maximum contaminant level (MCL) or treatment technique. <p>In we published this report in the April News Drip Article, and on our website. LDWAcorp.org, under System Quality>Water Quality Reports</p> <p>Once again, the report was very favorable. Our constant goal is to provide you with safe and dependable supply of drinking water.</p>	

DISCUSSION	Water Conservation & Protection Plans and Environmental Maps [Doris McNally]
<p>As a part of the Sanitary Survey Audit the DDW wants to review a system's Conservation Plans, Emergency Plans, Water Protection Plans, and Environmental Maps. Michelle Peot came to one of our meetings and talked about the fact that we did not really have a very good Conservation Plan. So, we have now documented a full water conservation plan that is available and has been for some time. We also had to build new Protection Plans. So, we have protection plans for not only the Oak Grove Spring but also for the Well House. We also had to identify all the contaminated areas that are identified within the Town of Leeds relevant to water. So, we went online and built Maps to identify all the suspected areas within the Town.</p> <p>All these are the heavy lifting documentations that offer detailed information about our system infrastructure, water sources and quality and Associations Policies. This is what makes this company successful and important because of the hard work of the people that make up LDWA, and so we love to have involvement.</p> <p>All of these documents were created and implemented months prior to our inspection. They are also available for our shareholders to review on our website. LDWAcorp.org, under System Quality>Conservation and System Quality>Back-Flow Cross Connections>Resources</p>	

DISCUSSION	Back-Flow & Cross Connection Survey [Doris McNally]
<p>In compliance with State of Utah Division of Drinking Water (DDW) and Department of Environmental Quality (DEQ), the LDWA is required to carry out a program of Cross Connection Control that helps protect your drinking water from contamination. An essential part of our Cross Connection Control Program is an assessment to determine the degree of hazard, if any, which is posed by each customer's plumbing system(s).</p> <p>We sent out 415 surveys as a part of that program and I want to acknowledge those people who responded</p>	

and thank you for that. I come from the world of marketing and if you get 2% response you are jumping up and down and happy. We had just shy of 67% of our shareholders responding. Again thank you. I want you to understand that from the data collected in this survey we focus our energy on hi-risk situations and work with those shareholders to assess and address their specific needs to mitigate the Back-Flow/Cross Connection potential issues.

There is a policy, there are procedures, and there are also the surveys and that was all done in the last year and a half to two years to make sure that the Sanitary Survey came out well. Once again this was achieved because of great teamwork between our office staff (Layna) and field (Mark), and your involvement.


DISCUSSION	Policies & Applications [Doris McNally]
<p>In an effort to update and ensure work and business policies for the LDWA we updated and implemented a number of our policies to help current and future Board members conduct business. A short list of some of these documents are:</p> <ul style="list-style-type: none"> ○ LDWA EMERGENCY RESPONSE POLICY ○ LDWA CROSS CONNECTION-BACKFLOW POLICY ○ LDWA CONFLICT-OF-INTEREST POLICY for the Board Members ○ LDWA RESTATED STANDARD DEVELOPMENT AGREEMENT POLICY & APPLICATIONS; we just had three developments come in and there will be more, and during the process of working with them we identified things that needed to be modified on the existing policy so we added what we thought would help guide future people on the Board. ○ LDWA SYSTEM HOOK-UP POLICY which we have not had. ○ UPDATED CULINARY WATER SHARE PURCHASE APPLICATION ○ UPDATED WATER METER INSTALLATION APPLICATION ○ UPDATED METER RENTAL AGREEMENT & APPLICATION ○ UPDATED CULINARY WATER SHARE SERVICE APPLICATION 	

DISCUSSION	Other Important Activities [Doris McNally]
<p>In 2023 the Office addressed a number of situations</p> <ul style="list-style-type: none"> ○ <u>Reported and obtained insurance reimbursements for 2 Hydrant Accidents;</u> As Mark mentioned we had a couple of hydrants that were damaged, and they needed to be repaired. I was shocked how much a fire hydrant cost, and we submitted the paperwork to the insurance companies and got full reimbursement for that cost. That is extra work that has to happen. ○ <u>Reported & collected fines for 2 Theft of Water.</u> When someone hooks up to our fire hydrants and takes water, that is theft of service. This is our water; we are all shareholders. If you ever see someone by a fire hydrant with a hose attached, call us, let us know, we will stop it if it is not authorized, because if it is not authorized it can cause problems to our system. ○ <u>Processed a number of Water Rights filings and Protests.</u> One of the most important things we do as Board members is defend our Water Rights. That's your shares and that is an important part of what we do here. That involves a lot of paperwork, details, and meetings, and we have a meeting coming up on a water right this month. ○ <u>Completed a number of complicated and involved DDW documents associated w/ the New Infrastructure Loan.</u> 	

d) FINANCIAL REPORT

DISCUSSION	2023 Profit & Loss Review [Doris McNally]
<ul style="list-style-type: none"> <u>INCOME REVIEW</u> <u>Ordinary Operating & Other Income</u> this year was: \$320,009.75 This income is derived from: water sold via active and standby taps, and Infowest Cell lease. <u>Other Operating Income</u> this year was: \$27,447.64 This income is derived from: Fees Collected from Shareholders, Interest from our Banking Accounts, Meter Rentals, New Build Connections and Fines associated with Water Theft. This brought our TOTAL INCOME for 2023 to: \$347,457.39 	
<ul style="list-style-type: none"> <u>EXPENSE REVIEW</u> There are 4 Major categories for Expenses. <u>Ordinary Operating Administration Expenses:</u> \$34,329.70. (This category YTD represents 15.5% of our expenses.) Expenses for training, insurances, memberships, certifications, licenses, consumable supplies, classes, computer systems, office rent, utilities, postage, mailing, association dues, legal, engineering, accounting services. <u>Ordinary Operating Professional Services Expenses:</u> \$21,195.28. (This category YTD represents 9.6% of our expenses.) Expenses for our CPA Accounting & Tax Prep., Engineering and Legal Processional services. <u>Ordinary Operating Field Expenses:</u> \$70,661.55 (This category YTD represents 32% of our expenses.) Expenses include equipment, pressure reducing valves (PRVs), valving, fire hydrants & maintenance, Cross Connection Program, inventory, consumables and supplies, tools, security systems for infrastructure, safety equipment for field operations, BLM, US Forestry easements, blue stakes, asphalt, excavation, pump utilities, water rights maintenance (filing proofs, extensions, etc.), water testing, meters, meter barrels and lids, sensors for digital metering of water use, and costs related to compliance with DDW/DEQ regulations. <u>Labor Expenses:</u> \$94,671.63 (This category YTD represents 42.9% of our expenses.) Expenses for Consulting, Contract Labor, Payroll & Taxes. This brought our TOTAL EXPENSES for 2023 to: \$220,858.16 OUR NET INCOME CAME IN AT \$126,599.23 We will attach to 2024 Annual Financial Handout offered at this meeting as an attachment to the minutes from this meeting 	

As reported during our January Meeting our **End of 2023 Year Banking Accounts** were:

	CHECKING ACCOUNTS			SAVINGS ACCOUNTS		
	ACCT	BALANCE	% to TOTAL	ACCT	BALANCE	% to TOTAL
	1 - Checking	\$85,326.17	34.2%	1 - Emergency Reserve	\$295,691.07	66.5%
	2 - Business Checking	\$161,446.06	64.8%	2 - Loan SRF-3F1892	\$78,264.16	17.6%
		\$246,772.23	99.0%	3 - Impact Fee Fund	\$70,545.32	15.9%
					\$444,499.55	100.0%

These numbers sound big and they will fluctuate as we get into the large infrastructure projects.

In 2021 the LDWA introduced PayClix.

Shareholders have the ability to submit their payments online with e-check or credit card (Discover, MasterCard, or Visa) through this service. They can also make a payment over the phone.

In 2023 we processed **943** payments, totaling **\$69,369.72** through the PayClix service.

In 2023, **131** shareholders used PayClix, that's just shy of **30%** of shareholders.

We continue to investigate solutions that make sense for the LDWA to incorporate into its business practices that bring value to our shareholders.

	Credit Cards		Electronic Checks		PayClix®	
	Count	Credit Cards	Count	eCHECK	Count	TOTAL
Jan-23	39	\$2,042.98	26	\$1,448.97	65	\$3,491.95
Feb-23	42	\$2,686.29	27	\$1,050.32	69	\$3,736.61
Mar-23	47	\$2,156.00	29	\$1,593.07	76	\$3,749.07
Apr-23	45	\$2,267.30	28	\$1,130.00	73	\$3,397.30
May-23	45	\$2,664.39	30	\$1,703.07	75	\$4,367.46
Jun-23	49	\$3,267.88	28	\$2,453.49	77	\$5,721.37
Jul-23	49	\$4,755.93	32	\$3,188.46	81	\$7,944.39
Aug-23	48	\$3,720.80	34	\$3,148.02	82	\$6,868.82
Sep-23	50	\$5,937.19	38	\$3,916.83	88	\$9,854.02
Oct-23	44	\$4,494.09	36	\$3,041.77	80	\$7,535.86
Nov-23	49	\$4,075.95	40	\$2,781.74	89	\$6,857.69
Dec-23	46	\$2,665.49	42	\$3,179.69	88	\$5,845.18
	553	\$40,734.29	390	\$28,635.43	943	\$69,369.72

Don Fawson - Thank you Doris, I don't know if you are getting the sense that there is a lot going out in the field but there is also a lot going on in the office. We really appreciate Doris. She has a lot of background in this so when you go into the office, it is pure organization. It takes a lot of time, energy, and skill to keep up on these things.

New Employees

Don Fawson - We do have a couple of helpers we brought on for Mark. One of the things I was concerned about when I got on the Board is the fact that Mark is out there on his own a lot of the time and it is dangerous working around the machines and holes in the ground and is very tiring. H needed help. So, we have a gentleman named Bundle Bundy that comes in once in a while and we also have Krista that lives here in Town that is helping him and we are extremely happy about that. It adds a little to our cost, but it is worth every penny.

Fire Hydrant System

Don Fawson - Doris also developed a grid system for the fire hydrants. You will notice they are alphanumeric, that they have a letter of the alphabet and number on them. They are in quadrants throughout town and that system helps us identify them quickly within geographic zones.

Waterline Extension Agreement

Don Fawson - We have also been working on a waterline Extension Agreement Policy, in to be fair to people that go to great expense to extent the water to their property. It allows them to recoup part of that cost as others hook onto to a portion of that line. It also details requirements for installation, materials, bonding, deeding, warranting, and easements.

Sanitary Survey

The Sanitary Survey took a tremendous amount of time and energy both in the field, with Mark taking the one doing the survey around our system and also Doris and Layna in the office. The surveyor doesn't just look at the actual infrastructure, but they also look at the detail and records in the office. We got down to the final 10 points and then Doris had to go to work to find out what this was and who she had to contact. She was very diligent in tracking that down and getting that taken care of and we appreciate that very much.

Theft of Service

If you see someone taking water from one of our fire hydrants, it does not mean they are taking it illegally, when someone is building, they come in and rent one of our meters and then Mark will attach it to the hydrant and when they are finished, they return it and pay for the water used. We hope that is the case of all people that are out there but we would appreciate you being vigilant and notifying the office just in case it isn't legitimate.

I am going to turn time over to Kurt. He is our specialist in the projects we are involved in right now.

e) NEW INFRASTRUCTURE

DISCUSSION	Infrastructure Project Update [Kurt Allen]
	<p>Kurt Allen - Thank you Don, Doris, and Mark for your reports. I've been the lucky one on the Board that hasn't had to do much of the office work. I've been able to stay out in the field and I've been fortunate to be able to work on these projects. We have our engineer here Riley Vane from Jones & Demille, our engineering firm, and you'll hear from him a little bit later, but we think that you'll find the things that he has to say very interesting.</p>
	<p><u>LOAN</u></p> <p>Kurt Allen - In 2022 the Board approached the Division of Drinking Water for a funding package to upgrade our system and improve some of the deficiencies that we may have. One of those deficiencies was our water source and I want to give compliments to our previous LDWA Boards. They worked very hard in identifying these deficiencies in 2015 and a source capacity study was done along with one in 2017 and in 2021. The previous Boards did an excellent job in doing their homework and identifying what our system needed. So, with that, we were able to approach the Division of Drinking Water and receive funding for upgrades to the system. We received a \$7.5 million funding package and nearly 46% of that, almost 4 million of that 7.5 million was grant money that we don't have to pay back. That is just given to us and then the balance of that money was loaned to us for 40 years at 0% interest. Just an amazing funding package. Now I can't express enough how important the work that's done in the office and in the field is and how solid this Water Company is to be able to receive that kind of funding from the Division of Drinking Water. That was the largest funding package issued in the entire State of Utah that month of the 30 or 40 water companies getting funding. So, we are very proud of that, and since 2022 we have gone to work and started designing and prioritizing the projects.</p>
	<p><u>The Well</u></p> <p>Kurt Allen - Our first priority was to get a second well going and so as mark alluded to a little bit earlier, we put a new pump motor in our existing well and did a pump test of our aquifer. We are so fortunate to have a strong aquifer that our well is drawing from. We pumped that new pump at 650 gallon a minute and I believe the drawdown was around 12 feet and the recovery time was amazing. What that told us is that the same aquifer would support a second well in the same area we are drawing out of now. Of course, the two wells will probably never run at the same time. So, there will just be one well running at a time. So, we increased our current well capacity from 350 gallon a minute to 650 gallon a minute. The design for the new Well is at about 90% complete now and Riley will address that a little bit later. We are hoping to be able to let that out to contract very soon, once the BLM signs the permit for us. So, we're excited about that.</p>
	<p><u>West side of Main St.</u></p> <p>Kurt Allen - The next project that we focused on as a priority was the new 10-inch water main down the West side of Main Street. Even though it's not exactly West we are calling it that. So, down the West side of Main Street all the way from the North interchange of I-15 to the South interchange of I-15 there will be a new 10-inch water main. I can't emphasize this enough; we've been so fortunate to be able to partner and team up with the Washington County Water Conservancy District to install this 10-inch water main. This</p>

has saved you as shareholders hundreds of thousands of dollars and the Water Conservancy District has been a wonderful partner in this effort providing the engineering for it, allowing our materials to be purchased with their buying power and providing the upfront contracting for it as well. That is now under contract, as all of you know. You're very familiar with all the red lights on the South and the North end of Town and you just love it, don't you? (Not!) That's the new contractor, Landmark Construction, installing the 24-inch ductile iron pipeline for the Water Conservancy District and as soon as they enter into Town, they are going to start putting our 10-inch pipeline in the same trench with their 24-inch and connecting it up at every intersection all the way through Town. So, we will have a new 10-inch pipeline all the way through when they are done. We are very fortunate to be able to have that project come to fruition.

Oak Grove Spring Line / East side of Main St. / Well House

Kurt Allen - The third project which we are managing is going to be funded all in one project.

1. It is going to be a five-mile pipeline coming from Oak Grove Spring down the Canyon to the lower side of the sandstone dugway. We will replace our existing 4" ductile iron pipe with a new 8-inch line for five miles down Oak Grove Canyon.
2. Part of that same project will be a new 8-inch pipeline down the East side of Main Street replacing the old 6-inch line that's currently there now from Vista Ave south. What that is going to mean for you that live on Main Street is that you'll get new services going into your lots on both sides of Main Street all the way through Town. You'll have new service connected to the new main line and so it will be a great upgrade and it replaces some older pipe that's been giving us some trouble.
3. Part of that same project is a new Well House for the new Well. The New Well will be drilled by a well contractor. The Well House will be built by the contractor that's doing the pipelines. He will subcontract that out to a builder to build the Well House and an electrician to install the electrical, a SCADA company to install the SCADA telemetry system, which is the communication system for the Well.

So, this third contract is going to be the largest contract that is going to be let out and we are currently working with the BLM and the Forest Service to get the permits. Riley will address this a little bit later, but that's been and continues to be a long process. As many of you may know, working with the BLM and Forest Service can be a long process, taking a lot of patience. We are really happy with the progress we've made and over the next year or two years you are going to see these projects completed. We are really proud of our accomplishments there. Are there any questions?

Robert McNally - Yes, I just want to know if the five-mile replacement will be done in sections?

Kurt Allen - Likely not, they will probably start up at the Spring Site and work downhill replacing that.

Robert McNally - The whole thing will be installed before they turn it on?

Kurt Allen - Yes, the whole thing will be installed. It will be pressure tested, and chlorinated, and we will turn the whole thing on at the same time. And so, that is going to impact the travel going up the Oak Grove Canyon.

Jim Thomas - How will they monitor it if there is a leak with the two pipes running together on Main Street, the Water Conservancy's and LDWA's.

Kurt Allen - We are going to put a lot of additional valving in the new pipeline so we can isolate zones, and so if there is a leak on Main Street, you're seeing water coming up to the surface, it is just going to be a matter of starting to close valves, isolate the system, and we will be able to tell if it's coming from our pipeline or the Water Conservancy pipeline and complete necessary repairs.

Don Fawson - Thank you. One of the things we've discussed with Landmark Construction, who is actually the company installing this water line, is how we can keep our hydrants active as construction continues up Main Street. They have come up with a plan to be able to do that. There may be one that's out or two that are out of service while the rest of them will be active. That way we have fire coverage as construction

continues. Then at some point, once the pipeline is in, we are going to be able to have Mark go through and start transferring shareholder's individual connections over just activating that portion of the line as the process continues. It is not an easy process; it is actually pretty complicated so we just ask for your patience.

Don Fawson - I just want to say how much we appreciate Kurt and the expertise that he has brought to the Water Board in helping us to work through these challenging processes like being able to pick Engineering Companies, and Contractors, and understand the processes that they have to go through and looking over the plans and picking out anything that needs adjusting or seemed to be missed.

Trench

Don Fawson - When we talk about those lines being in the same trench, there will be a separation between them but still in the same large trench. The trench will be wider as it comes through Town to accommodate both lines.

Hydrants

Don Fawson - The other thing that we appreciate about the Water Conservancy is Their willingness to install three hydrants in town that are hooked to their 24-inch water line. They were very willing to accommodate that request. So, they are putting in a hydrant near the Post Office in that area, one near the Town Hall, and then one by the Church. Those are areas requiring high water flows in case of fire. So, once installed, we will be able to pull from both systems, both the Washington County Conservancy, and from our Town Water System.

Generator

Don Fawson - We are also putting in a backup generator for our wells and that is part of this whole loan package. I don't know if any of you remember the recent fire we had at the south end of Town. It was pretty very windy that night, so the fire was blazing and the power went out. So, the fire departments were calling for a high volume of water and we were unable to pump our electrical powered well. It was a perfect storm. Between our storage capacity and the Spring, we were actually able to meet that demand, but it was not a good position to be in. Mark was keeping a close eye on our water supply. I called the power company, and asked why they couldn't shut off power from the south and wheel power from Anderson's Junction? They said there's no connection there, this is a one-way street on this power line. So, this backup generator will take care of that issue. It will be propane based because propane as you may know is non-degradable. It is one of the only fuels that can sit there for years and be just fine and not only that, it doesn't gum your generator's fuel system. So, we're looking forward to getting that online.

Spring Line

Don Fawson - How many of you know where the sand mountain dugway is? You know when you're going up toward Oak Grove where the road narrows and you are kind of driving along the Cliff on the left side and the river gorge on the right, Mark has actually installed a 6-inch line up to that point and that's where that 8-inch line will connect into.

Landmark

Don Fawson - Also, we've talked to Landmark. Something you may want to know, I'm sure you are irritated with the lights, it is a pretty long wait, but anyway, what they are planning to do, at least at this point is to move traffic over as they come through Town so that we actually do not have to have lights through Town. It will just be a steady flow both directions when they get to that point just below the curve at Vista Avenue. They are working with UDOT right now and are trying to figure out the best way to get that done. We have a meeting with Landmark every Tuesday morning down at the pipe staging area South of town. We always have a checklist of people that we go through, and they always come to us and ask us if there is anything that they can do to help move things along and work with the public. One of the things that we have done is ask if they could, at least on weekends, when they're not working, cut the time down between

light changes and they have indicated that they are willing to do that. So, please give us some feedback on whether that's happening or not.

Shareholder - Anytime they're not working, like after hours, they should be able to have two sets of lights and not three on delays. What I'm saying is that maybe a red light and a green light when they're not working, as soon as the cars pass through should be a green light and not a hold pattern of no go for everybody because you have 2 red lights for the same period of 5 minutes that should go away during non-working hours.

Don Fawson - Obviously, because of separation distance their needs to be some delay when both lights are red but you're right, the time needs to be reasonable. I'm hoping that is going to happen. If it doesn't, then let us know and we'll see if we can put another bug in their ear and get that done.

Loan

Don Fawson - One of the comments that those who have worked with the State and for the State relative to the loan that we were able to procure, was that this was an "unprecedented" loan package, and that was their words. So, they were pretty amazed that we actually got the loan package we did.

OK. Moving right along. Riley, did you have a presentation or something you wanted to take care of?

DISCUSSION

Engineering of Projects [Riley Vane]

Riley Vane - It is a privilege to be here. Thank you, everyone. I just wanted to take a minute to also open the floor up to any questions you might have about the projects. Kurt answered several already, but I just wanted to give a brief status of where we are at and where we are planning on going over the next couple of months.

Well

Riley Vane - Concerning the well drilling, we have submitted the Environmental Application to the BLM. And we received verbal approval for the Categorical Exclusion. That's the lowest NIPA Permit process that there is. So that's a great blessing that should expedite the permitting process. It's still a process but giving that verbal approval lets us start to move forward and get ready for contractor procurement. We can't break any ground, we can't start drilling until that's signed, but that is forthcoming. We've also gotten design approval from DDW. We used successfully submitted change applications for the new well and for the new source for those underground water rights. The next step is to obtain the written BLM categorical exclusion, and review the bid and contract packages, advertise, and then drill and test pump the New Well.

Oak Grove Spring Line / East side of Main St. / Well House

Riley Vane - The second contract that will be going out, like Kurt said, involves the well equipping, the West side pipelines through Town, and the Oak Grove pipeline. That will be one large contract that we can closely monitor altogether. We are about 90% design completion on that. The BLM permitting is at the same stage as the well drilling, however, we are still waiting on Forest Service. The Forest Service has accepted the application, but they have not told us what level we need to provide the environmental documentation for. We are closely monitoring that, and we keep bugging them as much as they will allow us.

Loan

Riley Vane - Also, briefly about the loan. We are doing a programmatic approach with the DDW, meaning they will disperse the loan amount proportional to the project as that portion comes online. That way we don't have to wait till the end, and we can start getting payments for the contractors for example for the Washington County Water Conservancy District portion. Then we'll do the same for the drilling portion, and then for the larger contract. So, this process allows us to keep projects moving. WCWCD has been pretty great to work with. We expect the Water Conservancy District portion to close in February. So, this month we're really excited to get that process going and pay the Water Conservancy District for LDWA's allotment. That's all I wanted to update.

Don Fawson - Thank you, Riley, we really appreciate that. As I mentioned before, Kurt's relationship with Jones and DeMille has been invaluable in helping to get them the information that they need and also helping us understand what this process is. Thank you, Kurt. Thanks again, Riley.

WCWCD 24-inch Pipe

Don Fawson - Just a couple of things that people have asked about. The 24-inch water line that is coming through town. That Ductal Iron line is coming into Town from both ends right now. It is supposed to meet in the middle. That waterline will be carrying culinary water, it will not be carrying water into the new reservoir at Anderson Junction. If needed, it will be carrying water from the wells up at Anderson Junction South to the water treatment plant below Quail Lake. Or, if they needed it will carry water from the treatment plant back up Toquerville way. So, it will be multidirectional depending on where the water is needed at any given time. The water for the Ash Creek Reservoir at Anderson is coming from Ash Creek, from the top of the Black Ridge where that intermittent lake forms. So, WCWCD is bringing that water down as well as water collected from springs along the way.

Replacing Silver Reef Bridge

Don Fawson - Also, one other thing that's kind of exciting that kind of ties into some of the projects that we are working on is that the Forest Service Representative told us the other day that they are planning to replace the bridge at Silver Reef. They will be widening it up to 28 feet and about 32 feet long. We're involved with them in the placement of our water line because it appears the bridge will impact the placement of our water line. So, we are going to have to move that line further south in order to accommodate the bridge. They said they have \$750,000 and they will repair as many bridges as they can with that amount of money and begin with that bridge. They said every day that amount of money is getting skinnier and skinnier. I think we can all relate to that.

At this point, I wanted to turn some time over to Brant Jones if he had anything he would like to share relative to LWC, the Leeds Water Company or the irrigation company? And we appreciate the fact that we have a member of that Board on our Board. In the past couple of years, we have been able to build a relationship that just really hasn't been there previously so we appreciate Brant and David Sterling who has also served in that position.

DISCUSSION	LWC [Brant Jones]
	<p>Brant Jones - Thank you, Don. The history, as was mentioned, is that LWC shares a water source with the LDWA, the Oak Grove Spring. Since the days of air conditioning, we all like living in the desert, but there is a limited resource, that of water. In the past, during tough years when the water was low, there has been some legal fees that have been incurred by both companies trying to establish each other's share of the Spring water. That's not good for either company or any shareholders. By the way, I came onto both Water Boards, just like everyone else, I was nominated and voted on, and happy to serve. The other thing is that in some Towns that are similar to ours, the State will actually assign an Engineer to come and babysit the two companies and then both companies also have to pay for the Engineer. So, this is where having a really good working relationship together is helping to avoid any of those extra costs. Part of the agreement you can read online, and is dependent on the future of Leeds. There's agriculture land, that if turned to homes will allow us a better chance to keep our water in Town and still be able to meet the needs of both those companies. So, we are working on updating the written agreement between the two companies. Right now, we are working on the fine details. Luckily, we have had a pretty good couple of water years, and we are doing pretty well water wise, at least today and for the last week or so and the mountain is starting to look beautifully white again, so that helps a lot. But taking advantage of these good years to make sure that if there's dry years that come that we are in a good working relationship. So, we are happy to be working together.</p> <p>Don Fawson - Thank you, Brant. Appreciate that. There has been an agreement in the past and this is simply an update to that to bring it into conformity with a usage chart created by the State Water Engineer. The State Water Engineer, Nathan Moses, in Cedar City and he took time to review LDWA and LWC's water</p>

rights as they relate to the Oak Grove Spring. He created a Chart showing how much water each company has the right to take at any given flow rate for the entire water system coming down the Creek. So, that has been very beneficial and something that can take some of the angst out of who gets how much water, at any given time. Based on that information, we have created a system that allows us to monitor, deliver and verify the appropriate proportions.

Alan did you have some comments you would like to share?

DISCUSSION	Personal Comments [Alan Cohn]
<p>Alan Cohn - Hi, folks, some of you know me and some of you don't. I've only been on the Board for probably about a year, and I just want to say in that time that I have come to respect the current members of the Board. I came on a little cynical. I had heard all the stories, and I drank some of the Kool-Aid about some people. I'm going to point out and say I heard some negative things about Doris going into this and I have to say it is a lot of BS. I have a lot of respect for Doris and how hard she works. She doesn't have some nefarious agenda behind her. She only cares about the water company as do the rest of the Board Members. I won't be running again so don't nominate me. Unfortunately, due to work, the job that actually pays me, I don't have the time to devote to the Water Company and shareholders so, it is not fair for me to continue in this position. But I know, Larry's running and some other people. I hope that the Board continues doing the same good work. Again, I have a lot of respect for everyone that is on the Board. Thank you.</p> <p>Don Fawson - Thank you Alan, I want to thank him and his willingness to serve and wish his time commitments hadn't been so demanding and would have allowed him to serve in more of an involved way. I have to say that based on his comments, that it does take a lot of time. And it does take a lot of reading, and that kind of thing to keep up on things. It seems to me that it's like drinking from a firehose. It seems like emails or texts every day. Thanks for your service, Alan.</p>	

IV. ELECTIONS

DISCUSSION	Election Overview [Don Fawson]
<p>ARTICLE IV, SECTION 2 STATES THE FOLLOWING “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.”</p> <p>In the year 2024, an even year, we are electing three Board Members to serve for the next two years. The seats being vacated this year are: Alan Cohn’s, Kurt Allen’s & Doris McNally’s.</p>	

DISCUSSION	Nominee Qualification [Don Fawson]
<p>ARTICLE IV, SECTION 2 STATES THE FOLLOWING The only qualification for nomination to the Board is “All nominees shall be members in good standing with the Association.”</p>	
DISCUSSION	Nominee Expectations [Don Fawson]
<p>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. While we as Board members do not always agree we have healthy and respectful discussions to keep LDWA viable and focused on its mission to protect our Water Rights and our Water System.</p>	

DISCUSSION	Nominee Considerations [Don Fawson]
<p>Some of the things the Board asks that you consider, as part of your decision to run for a Board position, is your realistic ability to devote the time necessary to that position. First and foremost consider, your family responsibilities, your career time demands (do you need to travel a lot), if you are physically able and willing to get your hands dirty, (and that does not necessarily mean in the ditch but getting involved in discussions about policies and so forth), your willingness to take care of emergencies at any hour of the day or night, that you're a team player, that you do possess knowledge and skills that lend themselves to office or field operations, or are you willing to devote time to becoming trained and/or certified, or at least knowledgeable.</p>	
DISCUSSION	Estimation of Time Given in a Month [Don Fawson]
<p>There are many things that need to be done in a normal daily operation providing for you the shareholders, and the quality of water that you demand and deserve. This can range from picking up the mail each day, sorting it and getting it distributed, to going to an associate's home to check on a water leak or issue, to newsletters, deciding legal issues and on and on it goes.</p> <p>On average the Board feels that a nominee should be prepared to give at least 10 - 12 hours of effort a month. Sometimes more and sometimes less. Certifications may take 8 hours to an entire week to complete depending on what they are.</p> <p>After the nominations are complete, I will ask each candidate to respond to the following questions in order to better understand who you are and what you feel you can offer to the Board position, if elected:</p> <ol style="list-style-type: none"> 1. How long have you lived in Leeds? (to give us an idea if you are familiar with the area) 2. What previous experience might lend itself to serving on the Board? 3. Why are you willing to accept a Board Position? 4. What do you hope to accomplish while serving on the Board? 5. What else should we know about you? <p>I have these questions on individual slips, and I have asked Alan to hand them to the nominee's so they have time to look them over.</p>	

DISCUSSION	Vote Counters
<p>ARTICLE IV, SECTION 2 STATES THE FOLLOWING "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." "Voting shall be by secret ballot." We ask that you actually fill out your ballot and put it in the Box and don't hand it off to someone else to do that.</p> <p>If by chance a ballot counter is nominated for a position, we will identify another shareholder in attendance to count ballots. Are any of you willing to be a vote counter?</p> <p style="text-align: center;">Ron Cundick, Angela Rohr, Daniel Stirling.</p> <p>When the 3 of you go into the back room, please leave the door open so shareholders can watch this process, however, I ask that no-one interrupts the counters or the vote counting.</p>	

DISCUSSION	Procedure for Vote [Don Fawson]
<ul style="list-style-type: none"> • Nominees must be present at the meeting and members in good standing. • If nominated, a candidate will either accept or decline their nomination. • Names of all eligible nominee's will be written on the board for all to see. • At a lull in nominations; <ul style="list-style-type: none"> • I will call for a Motion from a shareholder to cease Nominations. • I will then call for a second. • Finally, a confirming vote of all shareholders "Yea or Nay" 	

- Majority of Yea's nominations cease.
- Majority of Nay's nominations continue.
- Once all candidates are listed, I will invite each candidate to give a brief biography and reasons for running to acquaint the shareholders with the Candidates.
- Following the bio's voting will take place.
 - All nominee's will be assigned a number next to their name.
 - We ask that you vote by placing the assigned number and name on the ballot.
 - Please do not disturb the counting in progress.
- Once all ballots have been deposited in the ballot box the votes will be tallied.
- During the vote counting process additional questions will be accepted by shareholders.

Is there anything that you would like to address now?

Michelle Peot - Can you nominate more than one person?

Dan Fawson - You can only nominate one person. Get your neighbor to nominate if you have more than one.

- The counters will deliver the vote tally to the Board.
- The Board will announce the vote to the shareholders.

DISCUSSION	Call for Motion to open Nominations [Don Fawson]
VOTE	MOTION TO OPEN NOMINATIONS: Brant Jones SECOND: Alan Cohn MOTION APPROVED: Unanimously

DISCUSSION	Nominations from the Floor on Chalkboard [Doris McNally]
<p>Don Fawson - At this time, I will take nominations from the floor. Doris, will you write the names on the white board?</p> <p><u>Nominations</u></p> <p>Kurt Allen by Ron Cundick / Kurt Accepted</p> <p>Larry Bruley by Robert McNally / Larry Accepted</p> <p>Doris McNally by Michelle Peot / Doris Accepted</p> <p>Craig Sullivan by David Stirling / Craig Declined</p> <p>Don Fawson - Any other nominations? At this point I will ask for a shareholder to call for a nomination to cease.</p>	
DISCUSSION	Call to Close Nominations
VOTE	MOTION FOR NOMINATIONS TO CEASE: Rex Heaton SECOND: Bill Hoster MOTION APPROVED: Unanimously

DISCUSSION	Nominee - Larry Bruley
<p>I'll go through this real quick, Good to meet you.</p> <ul style="list-style-type: none"> • <u>How long have I been in Leeds?</u> I've been in Leeds for almost four years. • <u>Previous experience:</u> I was a general contractor with 35 years of experience. And I have a lot of time working with Mark, and I have learned a lot. As Don refers to drinking from a firehose. When I first started working with Mark, boy there was a lot I didn't know about this. It is a little different than building houses or commercial stuff. • <u>Why am I willing to accept the Board position?</u> Well, I'm retired. I do think that our water is the most valuable thing that we have here, and I do think that it contributes to the value of our properties. I believe that. 	

- What I hope to accomplish while serving on the Board. I think it's astounding that this Board and all the other proceeding Boards have been able to operate autonomously as a private shareholder owned nonprofit organization for better than 90 years. That is amazing, thank you to these guys and to everyone who's ever served on the Board, because no matter who you were, you had to do something right because here we are. We're still here today. So, I think that is amazing.
- What else do you want to know about me? Oh, I don't know. I'm strange, just like all you guys. Thank you very much.

Don Fawson - Larry is a great guy, I just really love working with him.

DISCUSSION

Nominee - Kurt Allen

Thank you, and we appreciate your attendance here tonight.

- About me: I'm Kurt Allen. I just loved the opportunity to serve on this Board the last two years. It has just been rewarding, amazing and working with these Board members has just been so rewarding to me. I'm like a proud Papa having this funding given to this organization, real proud of that.
- Previous Experience: My experience in engineering and in construction I think will help working through the next couple of years. Being able to do the installation and overseeing the contracting of the projects and I'm looking forward to that, it is the most exciting part. The best part is still yet to come and so we're excited about it.
- How long have I been in Leeds? I Have been in Leeds for 15 years.
- Why am I willing to serve: I'm willing to run on the Board, because water is my passion. Like Larry says, water is the most single valuable thing that we have in this community, and we need to protect it.
- What I hope to accomplish while serving on the Board: I hope to accomplish getting these projects done, completed, closed out and look for a new era doing something else down the road. That's all I have. Thank you.

DISCUSSION

Nominee - Doris McNally

- My husband and I have lived in Leeds for about 9 years.
- Previous experience: I've been in the technology industry my entire life. I've had executive positions. I've sat on a number of boards so, I understand what it takes to be on a board. I understand the commitment. I understand the hard work. And it's lovely to be able to be at this stage of my life, to be able to give back to the community. And that's really why we both wanted to move out here and that's why we love this Town.
- Why am I willing to accept this board position? Because I think you've heard this, it's the same old story, I really know that the value of the water that we have is amazing. I've had attorneys in the State of Utah tell us that there will be a day when the quality of our water will actually raise the price of our house. As a matter of fact, Farmstead has published in a recent article, the CEO President, for the reason why he moved his business to Leeds was because of the spring water. We are blessed. We are blessed beyond belief.
- What do you hope to accomplish? There's a lot of work with all the paperwork, the bureaucracy. These guys heard me pull my hair out for a month getting a SAM ID number. If you ever wonder what a SAM ID# is, I can spend hours with you. But, you know, the bureaucracy is miserable. But the thing is, you have it to get what we're working on right now. So, I think I have some talents that can help. I am kind of like a Pitbull and I stay on something and I just bite and hang till it is done.
- What else do you need to know about me? You know that old saying that behind every man is a great woman? Well, the reverse is true. I want to talk about my husband for a second. 40 years, nine months, 6 days, something like that. But every single day he steps up and down that

mountain to do an inspection of our system and also do the chlorine. He does it every single day, sickness, health, whatever. You see that yellow Jeep that drives around town that is filthy. It's the butt of a lot of jokes at our house and we have the mountain to thank for that. But really, it is a blessing to have somebody behind you putting their hand on your back and pushing. So, I want to publicly acknowledge my husband for his support.

DISCUSSION	LDWA Being Taken Over [Don Fawson]
<p>Don Fawson- Since there were only three nominees for the three empty positions the results are obvious: Larry Bruley, Kurt Allen and Doris McNally are the new LDWA Board members for the next two years. Thanks to each of you for your willingness to serve and keep serving.</p> <p>Don Fawson - I've heard a comment that there's a rumor going around about the Washington County Water Conservancy District trying to take over LDWA, and that's just not true. There's been talk about maybe the Town wanting to take over the Water Company, and the Mayor's here and he assures us that that's not true. So, you know, I think we feel comfortable right now. First of all, the water company is in a better state right now, based upon what the State is telling us, than it has ever been and I don't take any credit for that, but I think there is a good group working here and we also have good contacts with the State, and local people, including with the Conservancy, and so forth that have been helping us and we hope to be able to maintain those relationships. It is our number one goal to remain autonomous so, that we do not have a lot of the restrictions and things that could come as a result of being involved with other entities. How many of you appreciate the water you have? (Unanimous Clapping) and I can't take any credit for that either. But the point here is, that Mark works terribly hard with this. The LDWA Board works terribly hard in making sure that it has what they need and that we're focusing on the areas that we need to do that. Thank you all for attendance tonight. Yes, Sir.</p> <p>Bob Verbic - Are you going to have any question time?</p> <p>Don Fawson - Yes, go ahead.</p>	

DISCUSSION	Shareholders Comments
<p>Bob Verbic - A general question. Any developer that comes to the Town is going to have to abide by ordinances and regulations of the Town and the County. Does LDWA have any greater restrictions or requirements than those governing bodies?</p> <p>Don Fawson - A good question. I guess one of the things I do want to say right now, is that we have limited water rights, and we have limited water sources, and those are two different things. And we never want to get our water rights ahead of our water source, does that make sense? In other words, we want to protect what we have got to make sure that we are not over allocating what we have, and we basically have our wheelhouse in a sense based upon our source and rights and that is confined right now to the Town proper, Silver Creek, Silver Point, Silver Eagle, and Silver Reef. The point is that we are pretty confined to our water rights. So, that's our wheelhouse basically. For any of the future developments that is going to have to be something that the Town works out with the WCWCD. We want to make sure that we are protecting our water and that we are not overextending or getting out of that wheelhouse at all. We do have some requirements basically when we've been willing to allow people to develop based on our LDWA Bylaws, that they have to bring water rights sufficient to meet their number of units, if they are actually developing more than three lots. Silver Eagle just recently did that. They came in and were ready to go build and we told them they had to purchase water rights. That took them at least a year or a year and a half, to find water rights, to make sure that they were clear and to transfer them into LDWA. So that has been something that has slowed development down pretty considerably in the past. The other thing the Mayor can address, if he'd like to, is sewer. The ability to be able to carry affluence out of our area has also been</p>	

something that has slowed things down. But there is the WCWCD is an option for culinary water and as I understand it, Ash Creek Sewer District is looking at the possibility of providing some sewer protection for these areas. So, we may see some growth in the area.

I'm just going to say this, this is my feeling and not anybody else's, but people come in to the Town and they want to D-annex and then ahead and build their subdivisions and whatever they want to do. The water that is being served to them is the same WCWCD water. At that point the Town has no revenue coming in and no control over the traffic and those kinds of things, or even input. It becomes kind of silly that we wind up shrinking and still having the problems. So, I appreciate the Mayor and the Town working diligently to try to figure out the best way to handle all of this while keeping the Town out of legal problems by having the proper standards and procedures in place to be able to make sure growth is done reasonably and that citizens have some input into that process. Does that answer your question?

Bob Verbic - Not exactly, So, if the Town approves a development there is nothing else that LDWA can do to say we have this additional restriction.

Don Fawson - Yes, we can say, look we don't have the source capacity to be able to take care of your needs so, you're going to have to go to the Water Conservancy. You are going to have to work with the Town on that. We do not have to supply that water. SITLA brought water to the LDWA years ago and so did Silver Point and so those subdivisions already have water guaranteed in our system for them. So, yes, Mayor.

Bill Hoster - I'll just say that Ron Cundick has done an enormous amount of work on the backside to protect LDWA from competition coming in, which is going to happen when the Washington County Water Conservancy comes in with other developers. But we have built such a platform that protects our own Water Company, LDWA to have first right of refusal and still maintain that priority within the Town. And so, Ron's done all that on the backside, on his own and making all those things happen, which Don has alluded to, but you know, I think that's enormous for our Town and certainly for LDWA.

Don Fawson - Ron has been on the LDWA Board previously, and the President of the Board at one time and we owe him a great debt for everything he has done on the backside of everything that is happening right now and continues to do, I applaud you for that.

V. ADJOURNMENT

DISCUSSION	Meeting Adjourned [Don Fawson]	8:45 P.M.
We appreciate all of you being here. We're available if you have an issue and we're trying to be very responsive to that emergency number that you have that comes on your bill every month. So, please reach out to us if there is a need. Thanks so much again.		
DISCUSSION	Administration of Oath of Office to the New Board Members	Layna Larsen
Larry Bruley, Kurt Allen, Doris McNally		



Layna Larsen, Corporate Secretary

Don Fawson, President

ATTACHED COPIES of NEW POLICIES



LEEDS DOMESTIC WATERUSERS ASSOCIATION

PO Box 460627, Leeds, UT 84746-0627

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2024 MEETING OF THE BOARD OF DIRECTORS CALENDAR

DAY/DATE	TIME	LOCATION	HELD
Wed., January 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Tues., February 6th, 2024	7:00PM -- 8:00PM	Cosmopolitan	<input checked="" type="checkbox"/>
Wed., February 21, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., March 20, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., April 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., May 15, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., June 19, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., July 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., August 21, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., September 18, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., October 16, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., November 20, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., December 18, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>

[Leeds Town Hall is located at 218 N. Main Street, Leeds, UT 84746]

STANDING AGENDA

1. CALL TO ORDER <ul style="list-style-type: none">a) Roll Callb) Prayerc) Pledge of Allegiance
2. ANNOUNCEMENTS <ul style="list-style-type: none">a) Consent Agenda<ul style="list-style-type: none">o Acknowledgement of Meeting Noticeo Vote to Approve This Meeting's Agendao Vote to Approve Previous Meeting Minutes.b) Declaration of conflict-of-interest
3. OFFICERS REPORTS <ul style="list-style-type: none">a) President's Report [Don Fawson]b) Operations (Field) Report [Mark Osmer]c) Office / Finance Report [Doris McNally]d) Administration Report [Kurt Allen / Brant Jones / Larry Bruley / Dan Brown]<ul style="list-style-type: none">o Update on System Projecto LWCo Field Activitieso Cross Connection & BackFlow
4. SHAREHOLDERS COMMENTS <p>No action may be taken on a matter raised under this agenda item. Shareholder must step to podium to make comments. (Three minutes per person)</p>
5. ROLL CALL VOTE TO CLOSE MEETING



MINUTES

DATE/TIME/LOCATION:	February 21, 2024	7:00 PM	Leeds Town Hall
TYPE OF MEETING:	Board of Directors Meeting		
NOTE TAKER:	Layna Larsen (Corporate Secretary)		
ATTENDEES:	Board Members:	Don Fawson (P), Kurt Allen (VP), Doris McNally (T) Brant Jones (M) Larry Bruley (M)	
	Staff:	Layna Larsen (Corp Secretary), Mark Osmer (Field Operations Mgr)	
	Shareholders:	Susan Savage, Tracy Littlefield	
	Guests:	Steve Newby (Landmark Construction)	

Agenda Topics

I. CALL TO ORDER [Don Fawson @ 7:15 PM]

CALL TO ORDER	Don Fawson - Welcome, it feels like we were just here. There isn't a lot to be discussed tonight and we are not going to cover things that were in the annual meeting.
ROLL CALL	PRESENT: Larry Bruley, Brant Jones, Don Fawson, Kurt Allen, Doris McNally

II. PRAYER [BRANT JONES]

III. PLEDGE [DON FAWSON]

IV. CONSENT AGENDA, PRIOR MEETING'S MINUTES & POLICY

APPROVAL/VOTES [Don Fawson]

CONCENT AGENDA	Consent agenda consist of the acknowledgment the meeting notice was posted. It is also a vote to accept this month's agenda and the previous month's minutes.
VOTE	MOTION TO APPROVE TONIGHTS MEETING AGENDA: Doris McNally SECOND: Brant Jones MOTION APPROVED: Unanimously
VOTE	MOTION TO APPROVE PRIOR MEETING'S MINUTES: Doris McNally SECOND: Brant Jones MOTION APPROVED: Unanimously

V. DECLARATION OF ABSTENTIONS OR CONFLICTS [Don Fawson]

DISCUSSION	DECLARATION OF ANY CONFLICT-OF-INTEREST		
	Don Fawson - Before we begin, we'll also ask if you have any conflict of interest relative to items in tonight's meeting?		
CONFLICT	Larry Bruley - No conflict	Brant Jones - No conflict	Don Fawson - No conflict
	Kurt Allen - No conflict	Doris McNally - No conflict	

VI. ANNOUNCEMENTS [Don Fawson]

DISCUSSION	ANNUAL MEETING MINUTES
One of the things we did last year was to approve the minutes from the annual meeting instead of waiting a year for the following annual meeting, so I will call for a motion to accept the 2024 Annual Meeting Minutes.	
VOTE	MOTION TO APPROVE 2024 ANNUAL MEETING MINUTES: Kurt Allen SECOND: Doris McNally MOTION APPROVED : Unanimously

VII. OFFICERS REPORTS

a) PRESIDENTS REPORT [Don Fawson]

VOTE	SAFETY CONCERNS
<p>Don Fawson - At this time, we're going to take a minute to discuss some proposed Projects. One of the things we have been very concerned about is Mark's safety.</p> <p><u>Trench boxes</u></p> <p>Don Fawson - Typically, when he's working in trenches, some of which can be 7-8 feet deep, he is at risk from possible cave in. We attended a class at the Rural Water Convention last year and they covered trench safety. They discussed the risks and showed films of people that didn't take possible cave in seriously and died. I've been concerned with the stability of some of the soil that Mark has worked in. Steve, you use trench boxes in the work you are doing with Landmark as part of your safety program, correct?</p> <p>Steve Newby - Absolutely.</p> <p>Don Fawson - For those that don't know what the trench box is, it's basically 2 metal walls separated by beams in between that keeps the dirt trench walls from caving in on people that are down inside working. What I'd like to do is propose that we go out and examine different options for trench boxes, with the idea that we are probably looking at between \$4000 to \$7000 for each box. If we can get it cheaper, that's fine, but we will do that at the water conference coming up next week and then we will report back. Could I have a motion to allow us to go ahead and move forward with that? Not to Purchase it, but to explore it.</p>	
VOTE	I MAKE A MOTION THAT THE TRENCH BOXES ARE RESEARCHED: Brant Jones SECOND: Kurt Allen - MOTION APPROVED : Unanimously
<p><u>Manholes</u></p> <p>Don Fawson - The other concern has to do with open manholes. The challenge with open manholes is that workers have been seriously injured by backing into them because they lost situational awareness of where the manhole was. In addition, pedestrians that were unaware of an open manhole and fallen in. I got some estimates of two portable manhole guards from two different companies. They're basically a collapsible framework that sets around a manhole. They are about 4 feet high and have a chain on one side so you can open and close them. They identify where manholes are. It gives added safety, one bid was \$271 each, the other one was \$322 each. We need two of these since we have two manholes open at once, so the actual cost for the cheaper set would be \$592.58 with taxes and shipping.</p>	
VOTE	I make a motion that we purchase these railings for manhole access protection per the estimates that you've got there: Kurt Allen Second - Brant Jones MOTION APPROVED : Unanimously
<p>Kurt Allen - Those are critical to have, these manhole and trench boxes are common practice, and we need to get them.</p>	

The Gate

Don Fawson - The last one we have been working on, is the gate on the road going up to the storage tanks, the well, and also the LWC diversion box. The gate is supposed to be able to control access for security reasons and just to keep the motoring public people out of those areas. In the past, the gate had to be open and closed manually. It has become a hindrance in getting things done. The cost for materials for finishing that project, to bring the electrical in is about \$2300. That's for wire, and conduit, some cement, and the trenching to install that and compacting it is about \$2000, so we are looking at about \$4300. May I have a motion to move ahead with that.

Larry Bruley - Does it include the motor?

Don Fawson - The motor has already been purchased, everything else is already there. This allows us to complete this project. It also allows us to install some security cameras.

Mark Osmer - Yeah, we're going to put a couple of cameras up there, that is what the second conduit is for, because the electric and fiber optics have to be in separate conduit.

Larry Bruley - That is the infowest expense?

Mark Osmer - Yeah, we met with Mark Shumate, he came out and looked it over for the fiber optics.

Don Fawson - Mark already has some cameras so they will not be an added expense. Any further discussion on this item?

Doris McNally - The only discussion on it Don, is I'd like to make sure that we have a policy, or we put something together so when we give the passcodes out we should have a log of who has what passcodes and if we see that there is mishandling of the passcodes either by a contractor or whatever, we revoke those passcodes. They then have to get a new passcode and we'll be able to see that through the cameras. But just like the keys to our system I think we need to have a log of who has the different passcodes, we need to just keep our eye on it.

Don Fawson - I agree, I would assume that you can do temporary passcodes.

Kurt Allen - For Contractors, yes.

Brant Jones - LWC is going to need to have access.

Doris McNally - It is just that, if we all of a sudden see somebody driving up there, with their gun on their back rack and they got antlers hanging out the back of the car, we can at least identify who the person might be and have a discussion.

Susan Savage - Is this an area, if I am understanding where it is, that we can have access to clean the screens at the sand trap for the irrigation.

Don Fawson - LWC will have access.

Larry Bruley - Actually it will probably be pretty nice instead of getting out and unlocking the gate and then relocking the gate.

Brant Jones - I think one of the biggest problems with the gate has been that because it's kind of a hassle it just gets left open. I don't have a problem with somebody going up in there and shooting the deer myself, but if they are going in and tamper with water or stuff, that's different. But people walk up through there all the time. They walk right past that gate, and they go right in they walk their dogs and go all over. It is nice little trail, but it is important that they keep both water companies safe.

Don Fawson - So that is the whole point and I think most local people know, what they can do and what they shouldn't be doing. I think it may just be the people that are exploring. OK. Any further discussion on that?

Brant Jones - Are there signs for those that don't know that explains that they should not be going in there.

Mark Osmer - There are signs on the gate now that just say restricted area.

Brant Jones - On the new gate?

Mark Osmer - Yeah.

Doris McNally - on the old gate too. They have been posted for at least four years.

Larry Bruley - Mark, are there some on the Midway gates too?

Mark Osmer - yeah.

Larry Bruley - There have been a couple times I've been up there, and other people come walking out from nowhere. I don't know where they are coming from, I just look down the road and they are just walking out.

Mark Osmer - Oh, yeah.

Don Fawson - If there is no further discussion, can I have the motion to move this forward?

VOTE

I MAKE A MOTION TO MOVE FORWARD ON THE GATE: Doris McNally | SECOND: Kurt Allen
MOTION APPROVED: Unanimously

Additional Policies

Don Fawson - We are working on some additional policies relative to water line extensions and whatnot within the system.

Doris and I attended the LWC meeting last night, and obviously Brant did. Brant, do you have anything you want to share relative to that meeting?

DISCUSSION

LWC [Brant Jones]

Brant Jones - I think that there is a good relationship between the two companies, as good as it has been probably for a long time. So, I appreciate your attendance to it and I feel like the meeting actually made more progress on the LDWA/LWC agreement and the weir than we have done in the past as well. We have had a lot of meetings where things get kicked around, but it seemed to make some good progress last night. Thanks for your support.

Don Fawson - Appreciate that, appreciate being able to participate in that. Mark, do you have anything you want to report yet.

b) OPERATION / FIELD REPORT [Mark Osmer]

DISCUSSION

REPAIRS & MAINTENANCE

Mark Osmer - We passed our BacT test again this month.

Pecan Lane Valve

Mark Osmer - We put an 8-inch valve at the end of Pecan Lane. So, if we have a problem under the highway or we need to shut that section off, we can do so without interrupting any shareholders on Pecan Lane.

Spring

Mark Osmer - I have been going up to the Spring and checking that, but the last time I couldn't get up there because there was too much snow, so I will probably try again over the weekend or Monday and see if I can get up there to read the meter and check things.

Don Fawson - Can you check out the level of the Spring.

Mark Osmer - Yep, I have that sheet that I write the level, the gallons per minute, and all that down on.

Don Fawson - Great. And you're working with Landmark right now on this connection to the hydrant supply, on Majestic Way.

Mark Osmer - Yeah.

Don Fawson - We appreciate Steve Newby with Landmark, and Civil Science for moving forward on this.

Mark Osmer - We are working with them, they have come across a couple of small pipes in their digging, and I've gone up there and let them know, they are abandoned and they can rip them out. Yeah, it's been a good, great relationship.

Don Fawson - Thank you, Mark we appreciate everything you're doing and like I said, we did that big report just year ago at the Annual meeting. Larry, do you have anything?

Larry Bruley - I do not?

Don Fawson - Brant do you have anything?

Brant Jones - I would like to ask Mark, if there are any other safety issues or anything else that we should be looking at? Doesn't OSHA require the trench boxes or doesn't OSHA apply to this. It's the law that we protect you but are we missing something else that should be considered to keep you safe.

Mark Osmer - No, I pretty much have everything, vest, hard hats, lights. I need to get into the habit of wearing my hard hat all the times.

Steve Newby - Do you have a sniffer when you open your manhole?

Mark Osmer - No, that's one thing we don't have.

Brant Jones - Didn't you bring that up, Don?

Don Fawson - Yeah,

Steve Newby - A sniffer is one thing; you can get online too, and they have programs where you do confined spaces. You need a confined space permit. You'll have to write permits out to do this, so you're covered, because there is so much going on in this valley. OSHA's just looking for something.

Mark Osmer - We have a fan and all.

Steve Newby - That's the thing, there's certain criteria you have to do before you go into a manhole.

Don Fawson - When you are talking about that are you saying you have to fill out a form for every entry?

Steve Newby - Yes, and you have to have your confined space certification, and whoever else is there, you have to have acknowledgement to other people besides just who's there. Say you are going in this; you need to let somebody else know in case something happens. I would also look into a rescue tripod. Because if you need to be extricated, if something does happen, it is easier to get you out. So, those are things that are pretty important when you are doing fundamentals.

Kurt Allen - Those are all very important, don't let the confined space permit scare you. It's not a complicated thing. If you do it right and are safe about it, OSHA will go through easy. You just have to have it on site. The competent person that is above the manhole access hole doesn't go down in the hole, if that's one of your helpers, then they need to be trained on what to do.

Mark Osmer - Yeah, maybe while we are at the show next week we can see if there are courses on that.

Kurt Allen - So there's a lot of rules and you're right Brant, it is the law that we protect Mark and his helpers.

Brant Jones - I am aware of two tragedies; One brother trying to dig his brother out and another father trying to dig his son out and both died. So, it's not uncommon.

Mark Osmer - I think you slope the trench out if you don't have a trench box.

Steve Newby - Over 3 feet, so basically you open up to 3 feet. If you're going deeper than 3, you need to bench it out. Or if you go deeper every 25 feet you have to have a ladder, or you have to have an egress so you'll see our ladders are hung on the box so you can get straight up out of there. So, you can't just lean the ladder against the box. They have to be spaced away from the sides of the box or trench so your feet and your hands can grab. Like Kurt said, don't get intimidated by it, it's very simple, basically CYA.

Don Fawson - So if Mark or I came down will you show us what you're doing down there. How have you set that up?

Steve Newby - Yeah, we are in OSHA training tomorrow and Friday, but if you find Clint and say hey, we would like to look at what you're doing, it's real simple.

Don Fawson - So you're having training tomorrow.

Steve Newby - We are having our OSHA 30. Yep. UDOT requires you to when doing stuff on UDOT right of way.

Don Fawson - So where are they doing that?

Steve Newby - We're doing it at the Clarion Hotel there's like five of us taking it. They're having us go through it.

Don Fawson - So can Mark join you.

Steve Newby - We've already started the class you have to have 30 hours plus. We are on our second phase.

Don Fawson - OK, who puts that on?

Steve Newby - I can look into it for you.

Kurt Allen - You can get an online class.

Steve Newby – There is not a whole lot of material taught, but they require the hours for OSHA.

Don Fawson - We will have to see if they have a condensed version at least to get enough information that we can work with.

Steve Newby - I can talk to our safety guy tomorrow. I can ask him, to give you guys some ideas for the trench box. I would look into a hydraulic one where it's real thin panels. Do you guys have those, Kurt?

Kurt Allen - Yes, they're a real thin panel, real lightweight, a couple of guys can throw them around.

Don Fawson - How tall are they?

Steve Newby - You can get different sizes.

Kurt Allen - Up to 8 feet.

Don Fawson - What is your standard?

Steve Newby - Ours are 5, 4 or 5.

Larry Bruley - I have a question for you Mark. In the history that you've been working here how deep have you gone? The work you did on Pecan Lane, that's probably the deepest that I've seen.

Mark Osmer - No, we've been deeper on Oak Grove. But I benched that all back.

Don Fawson - I know you were really deep when you did that crossover at the end of Main Street.

Mark Osmer - At the end of town, yeah that was deep.

Larry Bruley - That was because of all the boring.

Mark Osmer - But there again, I opened up each side on that. But when you are in asphalt you can't open up 12 to 14 feet, you end up eating up the whole road.

Don Fawson – Mark, even that hole down by Graff's, where you thought it was a broken pipe and it turned out to be a spring. That was deep and not only that there was a spring flowing through the bottom of it, which kind of added to the instability of that trench.

Kurt Allen - That is the worst situation.

Don Fawson - I know, I agree. So, yes, we need it. We absolutely need it. So, on those you say that we can carry those around and then you have something like a Jack in there, hydraulic Jack,

Kurt Allen - You can buy fixed trench boxes but what Steve is talking about is hydraulic shoring, it has a hydraulic ram in the middle of it so it's adjustable, of course.

Brant Jones - Is it expandable.

Kurt Allen - You can narrow it down real narrower, yeah.

Steve Newby - It is pretty versatile.

Mark Osmer - That is what we need. Do you have one?

Steve Newby - Yeah, we have one set. I think it may be on another project.

Mark Osmer - I would like to take a look at it.

Don Fawson - So, is there a standard width you have to have?

Steve Newby - No, there's no standard width, but you need to be bigger than your pipe. So you can work in your compaction zones on your trench.

Kurt Allen - The hydraulic shoring can get expensive and pretty complex. In my opinion, we're probably not there yet. At Sunroc, where I work, we have an enclosed trailer dedicated for all of the hydraulic shoring, and all the panels, and all the jacks, and all the pumps, and everything that goes with it so when you pull up on the job site you can adapt to whatever situation you have there. So, I just don't think we are quite there yet with what Mark is doing.

Steve Newby - Maybe an aluminum one because they are not that heavy.

Don Fawson - Well, what about those spreaders in there? Are they drilled with holes, so you can insert a pin to widen them out?

Steve Newby - Yeah, the spreaders come in different lengths. Then they have a setting saddle.

Larry Bruley - Kurt, I'm sorry, can you clarify what you mean "We're not there yet."

Kurt Allen - I see what you're saying, price wise, I think as far as making a decision you can't put a dollar value on safety, but you can achieve the same safety standard with the fixed trench box if you just take the time to do it, to prepare your trench, and to make the trench fit the box that you have. And make sure you use it, make sure you get your ladder inside the box and don't put it outside the box so you have to go out and get to the ladder. There are just some commonsense rules like that that you have to follow to make it safe to use a fixed trench box. Even the hydraulic ones, they get complicated, and you get lazy and cut corners and step out-of-the-box to bolt up a fitting because you don't want to release the pressure and move it and put the pressure back on. So, a fixed trench box I think is more applicable to what we need.

Don Fawson - OK, and the tripod basically you put the harness on the man, he goes down and you have a rope or cable or whatever hooked to this tripod with a winch on it and a hand crank so in case something happened you can crank him out of the manhole. The harness is constructed so that it keeps him upright as you're winching him out, there is no way you're going to get down in there and push somebody up through that manhole if you don't have something like that.

Steve Newby - If you're going in, you are creating yourself a problem because that is the possibility of 2 deaths, the worker and the rescuer.

Don Fawson - All right we need to look into these things, and I appreciate that Steve. Do you have any of those forms.

Steve Newby - The confined space forms?

Don Fawson - Yes.

Steve Newby - You can get them online.

Kurt Allen - I can get you some.

Don Fawson - That would be great Kurt if you could do that, then we could have them on a clipboard or something like that to keep them on hand.

Sniffer

Don Fawson - We have looked into a sniffer, in fact Kurt had mentioned that they are using MSA. You have to recalibrate sniffers at regular intervals. How often, every time you go in or what do you have to do.

Steve Newby - I'm not sure on those ones.

Kurt Allen - It's about once a month.

Don Fawson - OK, and you can do that.

Kurt Allen - And we could do that. We have a calibrator that I could take your sniffer and calibrate it.

Don Fawson - OK, we looked the price up on those and they cost about \$800. I know we need to fill out a form at some point, but to move some of this along. I would entertain a motion to go ahead and move forward on purchasing that sniffer.

VOTE	I MAKE A MOTION WE GET A SNIFFER: Brant Jones SECOND: Kurt Allen MOTION APPROVED: Unanimously
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Don Fawson - I think the challenge here is this is a lot of money, but on the other hand it is the law and even beyond that it is safety. However, it doesn't matter what you have if you don't use it, it's no good.

Mark Osmer - Yeah, and you always have to have two people there?

Don Fawson - OK. Steve, is there anything else that you can think of that we are missing here?

Steve Newby - No, you and I discussed you having a conversation with Whit Bundy, Civil Science with WCWCD, tomorrow regarding that hydrant connection. Mark and I have discussed it and I think we are good?

Don Fawson - Kurt have you talked to Whit at all?

Kurt Allen - I haven't talked to him for a couple of weeks, but I do talk to him on occasion.

Don Fawson - Just make sure I've got his phone number I can call him.

Steve Newby - I will text it to you.

Layna Larsen - Can I ask what you're talking to him about?

Fire Hydrants

Don Fawson – Basically, the three hydrants that are on Majestic Lane up the hill behind the Fire Station, are currently hooked to the Conservancy water line. We are taking those over. So, what has to happen is they have to cut that line loose from their system and then connect it up to ours. And since they will have the trench open, we just figured now's the time to do it and get it done. So, the conversation we're having with Whit is, they had said that they would go ahead, and we would buy the materials and that they would just back charge us for whatever the digging was. My thought is that if they were still going to keep the hydrants connected to their line, the cost of the T that they would have to put on their new 24-inch line and the fittings to connect into the hydrant line should offset the cost of them connecting our line. Keeping that line in their system far outweighs whatever cost it's going to cost them to hook it into our line. So, I'm going to ask him to see if they will cover that cost.

Don Fawson - Brant would you read that card please?

Thank You Note

Brant Jones - Yeah, thanks for your help on that Steve and I just want say to Mark once again how much we appreciate all the good that you do and then you know, even if it is the law or not, if you're in a situation that's not safe, don't put yourself in a dangerous situation.

We got this note after the annual meeting, and I think it's the first one in the history of Leeds. We are going to have this framed. It is a Thank You note, and it is kind of neat, and I thought it would be fun to share. I read it for the first time myself tonight.

“To the LDWA Board and the team a quick note of thanks and to extend my gratitude and appreciation for the hard work and dedication to our community, the recent meeting highlighted many accomplishments. I was particularly happy to hear about the recognition you received from peers and professionals in the industry. Truly illustrates the success of your efforts. Keep up the great work.”

I don't really have permission to share the name of the person who sent this and don't know if they would want us to say it, but it's very kind and that is very nice to be thought of, so thank you for sharing that with us.

Don Fawson - Doris did you say you saw some things online?

Doris McNally - Yes, after the meeting I posted a little photograph of us all on the Leeds Family Fun Facebook site, introducing us as the new Board and Staff for the company. And it was very nice to see people say how the company has changed over the last few years, how transparent they are, how informative they are, how they're really doing hard work. I like the fact that I had posted a picture of Jack, and somebody responded with, “Jack for President”. So, you know, for somebody who was involved in the water company when it didn't have a good reputation, it's nice to see some nice things being said.

Kurt Allen - It's wonderful.

c) TREASURER'S REPORT [Doris McNally]

DISCUSSION

ANNOUNCEMENTS/BILLING/COMMUNICATION [Doris McNally]

BILLING for January was completed/mailed on February 1st.

NEWSDRIPS

The January Invoices included the Notice for our recent Annual meeting.

For our February Invoices I have drafted 3 articles for the Board's Consideration. I shared them with you last week. I would like to get your feedback and align on which article the office should use.

LDWA News Drips

Need to contact the LDWA, it's simple.
Phone: (435) 879-0278
Please leave a message, your call will be returned promptly.

- 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**

Your message is immediately routed, and a LDWA representative will be in contact.

Email: LDWAcorp@infowest.com

Meeting Reminder!

LDWA ANNUAL SHAREHOLDER MEETING

The Leeds Domestic Water Users Association Annual Meeting will be on **Tuesday, February 6, 2024 at 7:00 PM.**

The meeting will be held at The Cosmopolitan Building, 1915 Wells Fargo Rd, in Silver Reef, UT 84746.

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

<p>#1 – Spring into Good Actions</p> <p>Spring into Good Actions 1</p> <p>Turning the water back on to your outside hose and irrigation system sounds simple enough, but there are some precautions you should take to ensure you don't end up with water inside your home.</p> <ol style="list-style-type: none"> 1. Tighten (close) the wheel/valve on the spigot(s). 2. Locate your water shutoff valve. The valve will be connected to a pipe that leads to the outside where your spigot is connected to your house. 3. Open the valve to allow water to flow to the spigot. If you have loosened the bleeder valves to allow water to drain when you shut the water off, tighten them now to help prevent leaks. 4. Once the water is flowing, make sure there is a fair amount of water coming out, low pressure may mean there is a leak. Go back inside the home while you let the water run, and check for any leaks. Picture this: you're outside washing the car or watering the garden, while water leaks inside the basement from a pipe you didn't realize was cracked because it hasn't been turned on all winter. <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>#2 – FLUME 2</p> <p>Smart Water Monitors Change the Way We Consume Water. 2</p> <p>If you are looking for a way to monitor your water consumption and alert you to leaks in your systems, you should look at this Smart Device, FLUME 2. The Leeds Domestic Water Users Association (LDWA) has negotiated with the manufacturer a shareholder discount of 15% for those who buy this device.</p> <p>Learn More: Go to https://flumewater.com/product/</p> <p>Want to order: use discount code LDWA (Save 15%)</p> <p>RECOMMENDATION ... If you select to enter a 1 (LDWA) 2 when your shipment arrives, call the LDWA (435-879-0278) and leave a message with your name, account # and phone number. The LDWA office will coordinate with you on a time when field engineer (Mark Omer) can come and escort in installing your device.</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>#3 – 2024 Board & Staff</p> <p>INTRODUCING YOUR 2024 BOARD OF DIRECTORS & STAFF 3</p> <p>We are honored to serve you, our shareholders and neighbors.</p> <p>DONALD FAWSON PRES.</p> <p>KURT ALLEN V. PRES.</p> <p>DORIS MCNALLY V. PRES.</p> <p>BRANT JONES TREASURER</p> <p>LARRY BRILEY SECRETARY</p> <p>LAYNA LARSON CORP. SEC.</p> <p>MARK OMER WATER MGR.</p> <p>JACK FIELD SECURITY</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>
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Based on the feedback I received I make a motion that we accept Article #3 as the News Drips Article for the upcoming invoice cycle.

VOTE

MOTION TO APPROVE FEB. 2024 NEWS DRIPS ARTICLE: Doris McNally | SECOND: Kurt Allen
MOTION APPROVED: Unanimously

DISCUSSION

FINANCE [Doris McNally]

PAYCLIX


In January we had 90 shareholders pay their bills using this payment option. The total amount collected through PayClix was \$5,466.57. With 61% paying via credit cards & 39% via echecks.

	Credit Cards		Electronic Checks		PayClix®	
	Count	Credit Cards	Count	eCHECK	Count	TOTAL
Jan-24	49	\$3,319.70	41	\$2,146.87	90	\$5,466.57
	49	\$3,319.70	41	\$2,146.87	90	\$5,466.57

FINANCE [For the Month of January 2024]

LDWA	TOTAL INCOME			TOTAL EXPENSE		
	ACCT	BALANCE	% to TOTAL	ACCT	BALANCE	% to TOTAL
	Ord. OI:	\$29,386.67	87.9%	Ord. Field OE:	\$5,964.87	35.3%
	Other OI:	\$4,042.88	12.1%	Ord. Admin OE:	\$1,331.08	7.9%
		\$33,429.55	100.0%	Professional OE:	\$969.00	5.7%
				Labor Expenses:	\$8,649.61	51.1%
					\$16,914.56	100.0%

The LDWA's Banking Accounts [as of 02/16/2024]

	CHECKING ACCOUNTS			SAVINGS ACCOUNTS		
	ACCT	BALANCE	% to TOTAL	ACCT	BALANCE	% to TOTAL
	1 - Checking	\$203,731.21	22.1%	1 - Emergency Reserve	\$296,782.16	66.6%
	2 - Business Checking	\$716,942.56	77.9%	2 - Loan SRF-3F1892	\$78,444.97	17.6%
		\$920,673.77	100.0%	3 - Impact Fee Fund	\$70,547.32	15.8%
				4 - Primary Savings	\$0.00	0.0%
				5 - Money Market	\$0.00	0.0%
					\$445,774.45	100.0%

VOTE MOTION TO APPROVE FINANCE REPORT: Doris McNally | SECOND: Kurt Allen
MOTION APPROVED: Unanimously

DISCUSSION	DIVISION OF DRINKING WATER (DWR) WATER SUPPLY USE REPORT [Doris McNally]
	<p>On a yearly basis all water systems are required to share their Water Supply Use Report to the Division of Drinking Water. We are required to report all (residential, commercial, institutional, and industrial) data. I have once again compiled that data and have shared it with the Board for Review any questions the Board may have before I submit it formally. This data is built through the consolidation of all meter reading captured in our system for a calendar year.</p> <p>Based on 2023 usage and the census of count 903 residents. Our Gallons Per Capita per Day (GPCD) was 187.10 gallons/day.</p>
VOTE	<p>MOTION TO ACCEPT THE DATA COMPILED FOR SUBMISSION TO THE DWR RE THE LDWA'S 2023 USAGE & POSTING ON LDWA WEBSITE: Doris McNally SECOND: Kurt Allen MOTION APPROVED: Unanimously</p>

DISCUSSION	Informed All Relevant Vendors & Organizations re 2024 Board & Staff [Doris McNally]
	Informed all Vendors and Organizations of results of elections and asked them to update their information on the LDWA. Infowest has created all new EMAIL addresses and retired those not needed.

d) BOARD MEMBER REPORTS

DISCUSSION	NO FURTHER REPORTS
	<p>Don Fawson - Appreciate that very much, Doris. Kurt, did you have anything else you want to share tonight?</p> <p>Kurt Allen - Nope, I'm good.</p> <p>Don Fawson - Ok, Doris.</p> <p>Doris McNally - Nope</p> <p>Don Fawson - Anybody else? Susan, did you have something?</p> <p>Susan Savage - No.</p> <p>Don Fawson - So, with that, then I'll take a motion to adjourn.</p>

VIII. MOTION TO ADJOURN MEETING

VOTE	MOTION TO ADJOURN: Kurt Allen SECOND: Brant Jones MOTION APPROVED: Unanimously
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ADJOURNMENT: 7:49 PM



Layna Larsen | Corporate Secretary

Don Fawson | President



LEEDS DOMESTIC WATERUSERS ASSOCIATION

PO Box 460627, Leeds, UT 84746-0627

PHONE: (435) 879-0278 | E-MAIL: LDWAcorp@infowest.com | URL: www.LDWAcorp.org

2024 MEETING OF THE BOARD OF DIRECTORS CALENDAR

DAY/DATE	TIME	LOCATION	HELD
Wed., January 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Tues., February 6th, 2024	7:00PM -- 8:00PM	Cosmopolitan	<input checked="" type="checkbox"/>
Wed., February 21, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., March 20, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., April 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., May 15, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., June 19, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., July 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., August 21, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., September 18, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., October 16, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., November 20, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., December 18, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>

[Leeds Town Hall is located at 218 N. Main Street, Leeds, UT 84746]

STANDING AGENDA

1. CALL TO ORDER <ul style="list-style-type: none">a) Roll Callb) Prayerc) Pledge of Allegiance
2. ANNOUNCEMENTS <ul style="list-style-type: none">a) Consent Agenda<ul style="list-style-type: none">o Acknowledgement of Meeting Noticeo Vote to Approve This Meeting's Agendao Vote to Approve Previous Meeting Minutes.b) Declaration of conflict-of-interest
3. OFFICERS REPORTS <ul style="list-style-type: none">a) President's Report [Don Fawson]b) Operations (Field) Report [Mark Osmer]c) Office / Finance Report [Doris McNally]d) Administration Report [Kurt Allen / Brant Jones / Larry Bruley / Dan Brown]<ul style="list-style-type: none">o Update on System Projecto LWCo Field Activitieso Cross Connection & BackFlow
4. SHAREHOLDERS COMMENTS <p>No action may be taken on a matter raised under this agenda item. Shareholder must step to podium to make comments. (Three minutes per person)</p>
5. ROLL CALL VOTE TO CLOSE MEETING



MINUTES

DATE/TIME/LOCATION:	March 20, 2024	7:00 PM	Leeds Town Hall
TYPE OF MEETING:	Board of Directors Meeting		
NOTE TAKER:	Layna Larsen (Corporate Secretary)		
ATTENDEES:	Board Members:	Don Fawson (P), Kurt Allen (VP), Doris McNally (T) Brant Jones (M) Larry Bruley (M)	
	Staff:	Layna Larsen (Corp Secretary), Mark Osmer (Field Operations Mgr)	
	Shareholders:	Susan Savage, Terry Allen, Ron Cundick, Brett Comas, Chuck Bentley Craig Sullivan	

Agenda Topics

I. CALL TO ORDER [Don Fawson @ 7:00 PM]

CALL TO ORDER:	Don Fawson - Welcome, we will start with a Roll Call here on my left
ROLL CALL:	PRESENT: Larry Bruley, Brant Jones, Don Fawson, Kurt Allen, Doris McNally

II. PRAYER [DON FAWSON]

III. PLEDGE [BRANT JONES]

IV. CONSENT AGENDA, PRIOR MEETING'S MINUTES & POLICY

APPROVAL/VOTES [Don Fawson]

DISCUSSION	<p>Don Fawson - Layna will you go through the acknowledgment of the meeting notice, where was it posted.</p> <p>Layna Larsen - It was posted on the Board outside of the Post Office, inside the Post Office, on our office door, and on the Website.</p> <p>Don Fawson - Thank you, we will take a vote on accepting the meeting minutes</p>
CONCENT AGENDA	Consent agenda consist of the acknowledgment the meeting notice was posted. It is also a vote to accept this month's agenda and the previous month's minutes.
VOTE	MOTION TO APPROVE TONIGHTS MEETING AGENDA: Doris McNally SECOND: Kurt Allen MOTION APPROVED: Unanimously
VOTE	MOTION TO APPROVE PRIOR MEETING'S MINUTES: Doris McNally SECOND: Kurt Allen MOTION APPROVED: Unanimously

V. DECLARATION OF ABSTENTIONS OR CONFLICTS [Don Fawson]

DISCUSSION	DECLARATION OF ANY CONFLICT-OF-INTEREST		
Don Fawson - Before we begin, we'll also ask each Board Member if they have any conflict of interest relative to items in tonight's meeting?			
CONFLICT	Larry Bruley - No conflict	Brant Jones - No conflict	Don Fawson - No conflict
	Kurt Allen - No conflict	Doris McNally - No conflict	

VI. ANNOUNCEMENTS [Don Fawson]

DISCUSSION	None
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VII. OFFICERS REPORTS

a) PRESIDENTS REPORT [Don Fawson]

DISCUSSION	Documents
<p>Don Fawson - I just want to report that we have spent quite a bit of time this past month on developing water line extension agreements and other documents that have been missing or have not been applied in the past, but are absolutely necessary to our legal agreements moving forward both to take care of legal easements and other kinds of things that are involved in those extensions.</p> <p>I will now turn time over to Mark for his report.</p>	

b) OPERATION / FIELD REPORT [Mark Osmer]

DISCUSSION	REPAIRS & MAINTENANCE
<p>Mark Osmer - We passed our BacT again this month.</p> <p><u>Silver Meadows</u> Mark Osmer – We installed a fire hydrant on the property at the end of Silver Meadows Road. That included installation of 700 feet of pipe and a meter for the house on that property.</p> <p><u>Cameras</u> Mark Osmer - Mark Schumacher, from Infowest, came out and helped with the cameras because some of our cameras were down. He put a new control box up in the well house. Some cameras are back online but there's still a few that remain offline. He is going to come back and troubleshoot them.</p> <p><u>Majestic Mountain</u> Mark Osmer - We've been working up at Majestic Mountain last couple of days. The Washington County Conservancy basically gave us that line along with the three fire hydrants. So, we are tying all that in to our system.</p> <p><u>Fire Hydrants</u> Mark Osmer - We flushed a few more hydrants and as soon as we're finished with the project on Majestic, we're going to finish flushing the rest of our hydrants.</p>	

Landmark's Time Frame (The WCWCD Contractors)

Don Fawson - Do you have any report on your meetings with Landmark as far as what their progress is or their construction time schedule?

Mark Osmer - I think next week they are looking to start the tie in with the 10-inch line coming through town on the North End. So, they were looking for some 10-inch flange kits that were meant to be down where all our stuff is but Larry and Krista went down there and couldn't find any. They need three 10-inch and one 6-inch. I will call Ferguson tomorrow and see whether they can deliver those, because they want to make the fitting assemblies up before they put it in the ground, it just makes it easier.

Doris McNally - Can I make a request? Yesterday, Mark got a call from Landmark saying that we had to contact a few of our shareholders to let them know the water was going to be shut off for a while. We'd like to have, and I think we need to have, more warning. I had several people call us and we did have somebody who runs a business out of their home who was very frustrated with the fact that they weren't given a lot of notice. They couldn't call their clients and tell them that they weren't going to have water. So, whoever is meeting with Landmark, could you please ask them in the future for more notice.

Larry Bruley - So on Tuesday's meeting this last week, we did talk with Clinton and he asked- *so how much notice would you like?* And I said, *well, 48 hours minimum would be nice. Two days would be nice.* Then he asked if we wanted to put the door hangers on? I wasn't sure what to say to him because I wasn't sure what was involved in their contract, but I said *no, I don't think we are going to do that.* Then he said, *Oh yeah, we'll do it.* OK, I said *we'll take care of the electronic side of things. We'll do the emails and the Facebook blast and that's it.* Between the 3 forms of communication that's probably the best we can do. So, does everyone agree with the 48 hours, because that's what I told him.

Doris McNally - That's fine. It's better than just half of the day. The other portion is, that I got several calls about the traffic light down on Silver Reef Rd. and Main St., and people are calling us because they know we are going to respond, and I've been directing them back to Town. But I really think that if we can get Landmark to be just a little bit more communicative to the Town or to the mayor and make that broadcast more often, it would be better because we are fielding the calls right now.

Larry Bruley - So, Mark I think this is where we get to decide who's going to be the one to communicate with them, you know you are in pretty good contact with Clint. So, we just need to remind him we need 48 hours and please don't push us to the last minute.

Doris McNally - And then, just in general, I think if we can get Landmark to make sure they're communicating with Town, so Town can communicate about the traffic and everything. Once again, we just get the phone calls because they assume it's the water company doing something. OK, That's all.

Don Fawson - All right. Thank you. Good job, Mark. So, there's been a lot of work going on. Doris, do you want to go ahead with the Financials?

c) TREASURER'S REPORT [Doris McNally]

DISCUSSION

ANNOUNCEMENTS/BILLING/COMMUNICATION [Doris McNally]


BILLING for February was completed/mailed on March 1st.

NEWSDRIPS

The February Invoices included an introduction of the 2024 Board of Directors & Staff.

For our March Invoices I have drafted 4 articles for the Board's Consideration. I shared them with you last week. As I mentioned in that sharing it's important that we have evidence of our education to our shareholders about the subject of Cross Connection & BackFlow, hence the inclusion of 3 articles about that subject. When we go through our audits, they look for that type of educational material. With that I'd like to get your feedback and align on which article the office should use.

I make a motion that we will use the 4 articles that were submitted, the 1st one - How Backflow can Happen for April 2024, 2nd - Backflow prevention tips for May 2024, 3rd - Backflow education with the hose bib for June 2024, 4th- conservation for July 2024. Unless something becomes more urgent to communicate to our shareholders.



Need to contact the LDWA, it's simple.
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Your message is immediately routed, and a LDWA representative will be in contact.

Email: LDWAcorp@infowest.com


INTRODUCING YOUR 2024 BOARD OF DIRECTORS & STAFF

We are honored to serve you, our shareholders and neighbors.

#1 – BackFlow Education



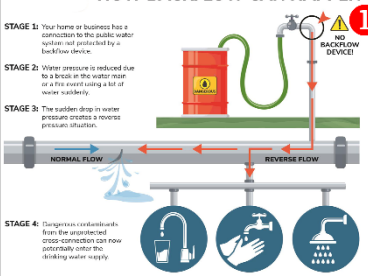
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HOW BACKFLOW CAN HAPPEN



STAGE 1: Your home or business has a connection to the public water system, not protected by a backflow device.


STAGE 2: Water pressure is reduced due to a break in the water main or the water using a lot of water suddenly.

STAGE 3: The sudden drop in water pressure creates a reverse pressure situation.

STAGE 4: Dangerous contaminants from the unprotected cross-connection can now potentially enter the drinking water supply.

Why should I be concerned?
Cross-connections can allow the backflow of an undesirable toxic substance or contaminant into the LDWA drinking water supply.

#2 – BackFlow Education



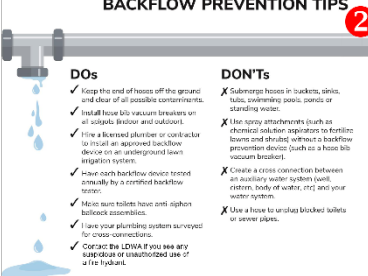
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BACKFLOW PREVENTION TIPS



DOs


- Keep the end of hoses off the ground and clear of all possible contaminants.
- Install hose bib vacuum breakers on all outside lawns and outdoors.
- Have a licensed plumber or contractor to install an approved backflow device on an underground lawn irrigation system.
- Use north backflow source tested devices by a certified backflow tester.
- Make sure toilets have anti siphon backflow assemblies.
- Have your plumbing system surveyed for cross-connections.
- Scan the LDWA if you see any suspicion of unauthorized use of a hydrant.

DON'Ts

- Submerge hoses in buckets, sinks, tubs, swimming pools, ponds or standing water.
- Use spray attachments (such as chemical solution sprayers) on firelines and always without a backflow prevention device (such as a hose bib vacuum breaker).
- Create a cross connection between an existing water system (well, cistern, body of water, etc) and your water system.
- Use a hose to unclog blocked toilets or sewer pipes.

Why should I be concerned?
Cross-connections can allow the backflow of an undesirable toxic substance or contaminant into the LDWA drinking water supply.

#3 – Water Conservation



Need to contact the LDWA, it's simple.
Phone (435) 879-0278
Please leave a message, your call will be returned promptly.

- 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**


Your message is immediately routed, and a LDWA representative will be in contact.

Email: LDWAcorp@infowest.com


WATER CONSERVATION

Even though Utah has received unprecedented amounts of rain and snow this past winter, spring and summer, we must continue to save water for not-so-rainy days ahead. Find ways to save water at our website. Learn how you can incorporate simple water conservation tips into your life, to save water.


Outdoor Conservation Tips



SCAN ME




FLUME 2



SCAN ME

Indoor Conservation Tips



SCAN ME

#4 – BackFlow Education



Need to contact the LDWA, it's simple.
Phone (435) 879-0278
Please leave a message, your call will be returned promptly.

- 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**


Your message is immediately routed, and a LDWA representative will be in contact.

Email: LDWAcorp@infowest.com

HOSE BIB BACKFLOW PREVENTERS

Cross Connection Contamination is when a contaminant is accidentally introduced into our culinary/municipal water system. One of the easiest, cheapest, fastest things that we can do to help prevent this is to install a hose bib vacuum breaker on all exterior hose bibs. They are readily available at any hardware store for a cost of between six and ten dollars.





SCAN ME

VOTE

MOTION TO APPROVE FEB. 2024 NEWS DRIPS ARTICLE: Doris McNally | SECOND: Brant Jones
MOTION APPROVED: Unanimously

DISCUSSION

FINANCE [Doris McNally]


PAYCLIX

In FEBRUARY we had 92 shareholders paid their bills using this payment option. The total amount collected through PayClix was \$5,870.96. With 59% paid via credit cards & 41% via echecks.


	Credit Cards		Electronic Checks		PayClix®	
	Count	Credit Cards	Count	eCHECK	Count	TOTAL
Jan-24	49	\$3,319.70	41	\$2,146.87	90	\$5,466.57
Feb-24	51	\$3,478.14	41	\$2,392.82	92	\$5,870.96
	100	\$6,797.84	82	\$4,539.69	182	\$11,337.53

On to my Finance Banking Report. From a banking perspective again with a caveat as the monies are starting to come in from the loan, our banking account is going to look very heavy in some categories. What happens is we bring the money into one checking account and then we transfer it into another checking account to pay the bills that we owe. So, you will see different fluctuation in different areas.


FINANCE [For the Month of February 2024]

	TOTAL INCOME			TOTAL EXPENSE		
	ACCT	BALANCE	% to TOTAL	ACCT	BALANCE	% to TOTAL
	Ord. OI:	\$20,895.60	91.4%	Ord. Field OE:	\$3,425.76	20.3%
	Other OI:	\$1,957.42	8.6%	Ord. Admin OE:	\$1,004.98	6.0%
		\$22,853.02	100.0%	Professional OE:	\$3,112.50	18.5%
				Labor Expenses:	\$9,315.17	55.3%
					\$16,858.41	100.0%

FINANCE [For Year-to-Date 2024]

	TOTAL INCOME			TOTAL EXPENSE		
	ACCT	BALANCE	% to TOTAL	ACCT	BALANCE	% to TOTAL
	Ord. OI:	\$50,282.27	89.3%	Ord. Field OE:	\$9,390.63	27.8%
	Other OI:	\$6,000.30	10.7%	Ord. Admin OE:	\$2,336.06	6.9%
		\$56,282.57	100.0%	Professional OE:	\$4,081.50	12.1%
				Labor Expenses:	\$17,964.78	53.2%
					\$33,772.97	100.0%

The LDWA's Banking Accounts [as of 03/11/2024]

	CHECKING ACCOUNTS			SAVINGS ACCOUNTS		
	ACCT	BALANCE	% to TOTAL	ACCT	BALANCE	% to TOTAL
	1 - Checking	\$301,288.07	29.6%	1 - Emergency Reserve	\$297,765.45	66.6%
	2 - Business Checking	\$716,932.56	70.4%	2 - Loan SRF-3F1892	\$78,608.27	17.6%
		\$1,018,220.63	100.0%	3 - Impact Fee Fund	\$70,550.13	15.8%
				4 - Primary Savings	\$0.00	0.0%
				5 - Money Market	\$0.00	0.0%
					\$446,923.85	100.0%

VOTE

MOTION TO APPROVE FINANCE REPORT: Doris McNally | SECOND: Larry Bruley
MOTION APPROVED: Unanimously

DISCUSSION

WEBSITE NEW SECTION :: WATER SUPPLY USAGE REPORTS

[Doris McNally]

Utah leads the nation in comprehensive reporting. The Division of Water Resources' water use reporting program is the only program in the nation that uses one method to calculate the amount of water delivered to customers for every public water system in the state. Utah includes all potable and non-potable (reuse & secondary) water by all users (residential, commercial, institutional, and industrial) in its **GPCD. (Gallons Per Capita per Day)**

Utah's State Conservation Goal for 2030 is **202 GPCD.**

– In 2019 Utah's State Total was calculated at **223 GPCD.**

Leeds (LDWA Culinary) usage for:

- 2023 was calculated at **187 GPCD**.
- 2022 was calculated at 216 GPCD.
- 2021 was calculated at 230 GPCD.
- 2020 was calculated at 252 GPCD.

LINK: <https://ldwacorp.org/water-supply-usage-reports/>

DISCUSSION

WEBSITE NEW SECTION :: WATER QUALITY & HARDNESS [Doris McNally]

Water quality in Utah is governed by the Utah Department of Environmental Quality. According to the Utah Department of Environmental Quality (DEQ), there are over 1,800 drinking water sources here in Utah and over 970 public drinking water systems. These systems are rated by the Division of Drinking Water (DDW) to help ensure quality. Water in Utah is considered to be very hard. People across the State must deal with hard water daily. The State average is right around 298 PPM. So, I have created a section on the website with information on Water Quality & Hardness for our shareholders.

LINK: <https://ldwacorp.org/water-quality-hardness/>

d) BOARD MEMBER REPORTS

DISCUSSION

LWC [Brant Jones]

Brant Jones - The agreement has been re-submitted to the state engineer, Nathan Moses, for review and he is looking at it now. We are hoping he will give us some feedback on what we have. We have a meeting coming up to hopefully finalized and get it going.

Don Fawson – Thanks, Brant. Larry, now I am going to turn some time over to you to comment on two projects that we're recommending.

DISCUSSION

SAFETY EQUIPMENT [Larry Bruley]

Larry Bruley - So we have been a little behind the times on some of our safety equipment and practices. We are getting educated and getting a better understanding of what we should be doing and the equipment needed to come into compliance and protect our employees. So, we propose to purchase the following:

Valve Exerciser

1 - Is the valve exerciser. Anybody who's tried turning main water valves and hydrant valves on and off knows it can be quite a job. Exercising the valves, opening and closing them, is something that should be done a couple times a year to keep our valves in good working order. When you ignore them of course a couple of things happen.

A) The access barrel can fill with dirt and **B)** They can just lock up.

If you don't exercise them, they go bad, so it's something we need to do. The other thing is if we have an emergency where the water needs to be shut off, it is not the time to find out that you have a problem with a valve. So, exercising it allows us to not only keep our valves in good working order, but it also allows us to make sure that in the event of an emergency we know what we have to deal with. This valve exerciser actually is a mechanical way of running these valves in and out as opposed to having Mark rip his shoulders out trying to do these things. It represents a fairly significant financial investment but when I look at the other costs incurred from ignoring them it is a very reasonable expense. Mark and I have taken this item out and tested this machine. We took it to a valve that we know needs to be replaced. We attached it. We knew we can't turn it by hand even with cheater bars and found the machine couldn't turn it either. We knew the valve needed to be replaced. So, that was a good place to start. Then we took it to a valve we knew was good and it works awesome. This thing is great. The reason why I am willing to support this purchase is 1) - I am always going to try to put our employees first and it's going to save Mark's health, and 2) - It's going to help us out supporting

our valves health and longevity. It is going to keep us from having surprises so we don't have valve issues with shutoffs during regular maintenance or emergencies. I strongly support the purchase of this equipment.

Manhole Tripod

2 - Is a manhole safety rescue tripod, A retrieval system. This is for confined spaces. OSHA and here in Utah, for those of you who don't know it's not actually OSHA. OSHA allows different states to run their own program if they want to. Utah is one States that does and it is called UOSH - Utah Occupational Safety and Health. In May 2015, OSHA issued a final rule that applies to construction workers who are working in confined spaces, like concrete underground vaults. The new rule is known as Subpart AA of part 1926 of the Code of Federal Regulations and is enforced beginning Oct. 2, 2015. We are supposed to have this retrieval equipment in place for confined space. Confined space regulations by OSHA are pretty complicated. I mean, it's not like a trench box, they have so much information that's involved in this, but what we're trying to do is bring ourselves up to speed, to make sure we are not endangering our employees. So that's what our gas sniffer is about, our fan is about, our guardrails that go around the open manholes are about, the tripod that goes over manhole opening, and the harness that goes on the person that's going in the hole. And actually, according to OSHA, the person that's monitoring is supposed to have one on too. So, we have most of that equipment now and we're intending to purchase the rest. And that also represented a fairly significant investment. Between the Valve Exerciser and the Safety Tripod we're looking at, it's about \$10,000. We saved some money by negotiating through Mountain Land. So, we'll be at about \$9662.57 to purchase these two pieces of equipment which will bring us up to compliance, protect our employees and I think avoiding one fine that might equal what this equipment cost. So, I strongly support the purchase of both of these items in the interest of safety, mostly about Mark and other employees and then secondarily protecting liability and exposure for LDWA. I would like to make a motion to adopt this. Kurt Allen Seconds it

Don Fawson - OK, Just before we take any vote on this and before we take any more questions on this, we know that we are all getting older and unfortunately Mark's not immune to process either and one of the things that this does hopefully is reduce rotator cuff tears, and tendonitis, lower back strain, and fatigue, tennis elbow, joint pain, pinched spinal nerves, and carpal tunnel. I believe the valve exerciser machine will help to prevent this? Anyway, my point is, that it does help to prevent injury and not only that, tuning valves is energy sapping. I think Larry and Mark, you can attest to that fact. We need to give our employees the best chance of being able to have the energy they need. I kind of look back at the time when we were using screwdrivers for putting in screws and I don't do that anymore, very rarely. I mean we have drill guns, and other kinds of things that we use, impact guns, and so forth, that improve our productivity and also reduce repetitive use injuries. Is there any other discussion on these two items?

Brant Jones - So, the other thing is as I was reading through, it looked like it paces the rate of the opening and closing and to me I think that is another really good product of the tool, because it reduces the strain on the entire water system. So that is one thing we have had problems within the past, even back in the old fire truck days, is if somebody would open a valve or hydrant too fast or close it too fast, they would be popping water heaters up and down the road.

Larry Bruley - That's a good point. It actually is very slow, it is gear inducted and also counts the amount of rotations which tells us the size of valve if you are not sure.

Mark Osmer - It closes valves slowly.

Larry Bruley - And if this machine will not operate a valve, it needs to be replaced, it is that simple,

Don Fawson - Any further discussion.

Doris McNally - So I know we've had this discussion before relevant to the valves and I think we need to do this and one of the other things that came up a while ago when Aaron Bateman was on the Board is that where the valves actually reside there is a lot of dirt and I don't want to steal anybody's thunder but I believe, Don, you and Larry may have had a conversation that you might want to add to this, because to use the valve extender, we also have to be able to clean the areas where the valves are before we use them. So, maybe you could add on to that discussion, once again, I don't want to steal your thunder I think it's excellent what you've been able to put together there.

Don Fawson - I've actually talked to, I believe it was Washington. It has been a while, it was Washington or Hurricane, but they have a vacuum truck. And they are actually willing to allow us to work with that to be able to clean those out. So, I think that we have got a source that we can take care of that.

Doris McNally - And if I remember correctly or if I remember hearing correctly that is a very expensive piece of equipment. So, I think it's a great idea. I think you guys have done the good work and done the right research to approve it.

Larry Bruley - To add on to that, I have seen a device that hooks on to the back of a dump truck that acts as a vacuum and it's literally just a mobile unit, you clip it onto the tailgate, and it has the hose on it and it literally just shoots it right into the bed. Is that strong enough? Is that something that work for us? I have no idea. I know nothing about it other than seeing it and saying, wow, that looks like a really cheap alternative to purchasing a vacuum truck or trailer. I mean, even a used vacuum trailer is what, \$30,000 Mark?

Mark Osmer - Yeah. Something like that, they' are expensive.

Larry Bruley - Yeah, I mean used, the new ones probably what, \$60,000?

Mark Osmer - Yeah.

Larry Bruley - So that is probably not something we will be buying tomorrow, but yeah, there might be an alternative if it was inconvenient for us to use someone else's equipment, maybe we could look into this portable piece of equipment. Maybe it's something we can use, maybe not. But I really don't know that much about it other than just seeing it and going Wow, that looks cool.

VOTE	MOTION TO ADOPT THE PURCHASE OF THIS EQUIPMENT: Larry Bruley SECOND: Kurt Allen MOTION APPROVED: Unanimously
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DISCUSSION	LOAN PROJECTS [Kurt Allen]
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Don Fawson - Good to have alternatives. OK, moving on to Projects, Kurt.

Oak Grove

Kurt Allen - There is not a whole lot going on, on our Oak Grove Spring Line project. We are waiting for the Forest Service to issue the permit.

Well

The well site for the new well, we are waiting for BLM to issue that permit as well. There was a meeting on site the other day with BLM that I hope got things off the ground and off a dead center. There were some concerns they had, but I think maybe those concerns might prod them into getting something done instead of sitting on it. So, we're hopeful that our permits will be acquired soon.

Permits

Both Forest service and BLM have indicated that they are willing to issue the categorical exclusion, which is the shortest time period, shortest permit to acquire. Which basically says that we are going to just be going through currently disturbed property. I know that Riley's working closely with both of those entities on that and we are hopeful that we are going to get those permits soon.

Priority

And as usual, the well, the second well is our priority and that will be the first contract that goes out to bid. Then soon after that the Oak Grove Spring line and the East Main Street 8-inch line will be together, and they'll go out to bid shortly after that. So, we're anxious to get these things off of dead center. It's been a year and a half, two years now since we started working on these and we're hopeful that we'll get these permits real soon.

Don Fawson - Thank you. Kurt,

Doris McNally - Did you think we were going to be absent of any kind of bureaucracy? That's what we're feeling. I did want to add one thing. I know that there was some conversation between the Board Members. Just for clarity, we are unable to release any of the payment money to the Washington County Water Conservancy for any of the work they're doing until we get the final release on the loan. So, that is why Kurt's really working hard with Riley to get that taken care of, and I understand that should happen in about two weeks. Heather (DDW) just had a conversation I think today or late last night and Peter Gessel, our attorney, was looking to get some information to them. So, it is not our hold up, it is just the bureaucracy and everybody's way at least from the paperwork perspective, the bigger thing is getting the release permit from the BLM.

Kurt Allen - Yeah, and we understand from our perspective that everything's been turned in, we've checked off all the boxes, and we're just waiting for a decision from the Division of Drinking Water (DDW)

Doris McNally - I just want to make sure that you're talking to a vendor like Washington County Water Conservancy District, and everybody is on the same page.

Kurt Allen - Once again, I want to reiterate that Washington County Conservancy District has been very good to work with, very patient, very willing to help us. And it has saved this association a lot of money and made it possible for us to even do this project.

Don Fawson - OK, Thank you.

DISCUSSION

LDWA & LWC WATER AGREEMENT [Don Fawson]

Don Fawson - At this point, we want to talk a bit about the water verification agreement that we have with LWC. I just wanted to make a report. I've been working with Tom Beach and talking with him relative to this agreement and I think we generally agree on where this needs to go and what needs to happen. I think the whole idea behind this is that we want to make sure that whatever changes we make moves us toward a more positive working relationship and especially one that delineates each other's responsibilities in a very clear fashion, so that when we work with each other we can agree that that's what we should be doing. We also need the ability to change things in order to comply with the intent when that is needed. One of the things that we talked about was that in the old agreement, it actually delineated how many acre feet each company was entitled to and how many gallons per minute that equated. That became a source of confusion due to lack of understanding on our part that that stated water right was the maximum water use rates at full System Flow, as opposed to the actual System Flow. (System Flow being the entire water flow rate from Quail Creek and the Oak Grove Spring). As a result, there was confusion on our part, and perhaps on LWC's part, but that misunderstanding created some level of conflict. It is our desire to clarify that and we appreciate LWC taking the initiative to actually have us meet with the State Water Engineer and to have him create this Priority Schedule. This Schedule is going to be the key, I think, to making sure that each Company is getting their proper

share of water at any particular water flow in the system. So, we talked about the possibility of just taking these numerical values out of the agreement but it is something we can leave in if people feel strongly about that and just refer to the Schedule to determine actual water flow rates at any given time.

I know that there was a contentious period during which each company was required to install a meter on their system and a delay by LWC was seen previously by LDWA as a right to take all the Spring Water. The agreement also stipulated that there would be some kind of plexiglass plate or something like that you could look through and see. The challenge with that is, first of all, the plexiglass site plate covering each company's meter to allow for inspection by the other company to assure compliance. That system was not going to work since the plexiglass would just fog up and get scratched to the point that you'll never be able to read anything. During that time LWC was having a difficulty getting their meter installed, which is understandable, due to being shorthanded. Fortuitously, it turns out that there is a USGS Measuring Device just up the Creek beyond the diversion for LWC. That particular site measures the entire stream of water coming down Quail Creek, except for what we are bringing down our Spring Pipeline. Its data is uploaded every 15 minutes, and is published online every hour. So, we have that measuring source along with two water meters on our LDWA Spring Waterline. LDWA has one meter at the Spring and then one that we've recently installed at the lower end of the Oak Grove Road opposite the LWC overflow. This allows metering during the wintertime when it's difficult or impossible to get up to the meter at the Spring site.

In talking with Tom, he felt like the lower meter was probably the more valuable. I personally don't have a problem with either one, but we want to make sure that those are accessible at any time of the day or night. They are not locked, but they're not conspicuous either, they're not where people are going to get into them. The other thing is that we just felt like we do not want to rely on LWC's meter. In fact, it doesn't really make sense because if in fact the stream is high some of that water is bypassing their diversion and overflowing their weir box, but that water is still part of the entire system flow and it needs to be accounted for in the System Flow chart which also includes other water owners that have rights. So, from our point of view, whatever LWC takes is really their business and we just need to be able to figure out the Entire System Flow. Then we can adjust the water we divert back to LWC to assure LWC is getting their full share of the water coming down our Spring Waterline. So, one of the other concerns I think that LWC had is the water that overflows our Highlands water tank which is the last tank that gets water in our system. We recently discovered that there is actually a second overflow that can feed overflow water back into their system. We have opened that up recently. So, that taken care us not wasting water and putting water into the Grapevine Wash. So, we're hoping that by doing some of these things both mechanically and staying within the guidelines that the State Engineer's given us that we can bring about an agreed upon method of being able to be fair while monitoring each other's water usage. So, one of the things that we did look at adding to the agreement was a statement for both Board's benefit.

"The parties acknowledge and recognize the accuracy and validity of the Priority Schedule for Leeds Creek, calculated and prepared by the Regional Engineer for the Utah Division of Water Rights, attached and incorporated herein as Exhibit A. The parties further agree that the calculations expressed in the Priority Schedule constitute the lawful rights of LWC and LDWA for purposes of the Priority Schedule. Full Stream Flow shall be determined by adding the USGS measured stream flow to the recorded LDWA Oak Grove Spring Pipeline meter reading."

So, that should give us the entire flow and then we can go back to the chart and figure out our allotted amount. LDWA then has a bypass line that feeds back into LWC's head structure at their pipeline diversion and there will be a meter there. LWC has access to it right now and we can adjust our flow to make sure that it's within the guidelines the Schedule. If there's anything that LWC feels is amiss we encourage them to contact us. A call to Mark, myself or our emergency line will allow us to address any issues.

Brant Jones - So, are you recommending that the USGS be used over the meter?

Don Fawson - Yes, for the reason that I just stated, the fact that there's two problems. But the biggest one to me is that the USGS is more accurate, the meters we both have can become inaccurate over time without recalibration. The other thing is that the USGS reading is more easily available because you can just get on your phone, and look it up.

Larry Bruley - And it is the only one that's actually calculating the flow because it's also calculating what makes it through the diversion. (Or spills over out the LWC Sand-trap and seeps past or overflows the LWC pipeline weir).

Don Fawson - Exactly. I mean the meter is not calculating that and not only that, but the meter doesn't calculate what you dump back down into the Creek right there from your Wier.

Brant Jones - The other issue here though is where the USGS meter is located. Could that be in a dry year when the Wells start pumping, could the wells affect the stream below the USGS Reading?

Don Fawson - I don't think so.

Brant Jones - We don't know that, right.

Don Fawson - We don't.

Brant Jones - So, I mean if it's based on the USGS, and the Wells do affect the stream flow and we read it off of that and then gage the LDWA from the meter then what actually makes it into the LWC line might not be accurate. I mean I think all the meters should be taken into consideration. The LWC meter is just as important as the LDWA meters. If you're seeing the intake for LWC water going down which we have noticed, up the stream, there's a lot of water in a dry year, but by the time it gets to the system it's going somewhere and it's when the wells have been pumping.

Larry Bruley - Well the USGS is the only one that actually measures the full flow, that's the problem, because when it hits their weir on high water a vast portion of it is going right past. So, if we were just relying on the Meter to measure that, we're not getting an accurate measurement. I think the USGS is probably more accurate.

Brant Jones - For the point that it's at. But what I'm saying is if you're USGS is here and the LWC intake is here, by the way in a dry year, there is no water in the stream, it's gone, there's nothing, everything is going into the LWC pipe. So, if between here and here when the wells are pumping, there's some kind of a drain which does happen and, you're right, we don't know. They're pretty close.

Larry Bruley - But that's up there, they're not very far apart.

Don Fawson - I can see your point, Brant. One of the things you could do, if there's that concern, we just look at the USGS reading and you look at your meter reading during drought times when all the stream water is going into LWC pipeline. If they are the same or very close then we can be confident that the USGS Measuring System is sufficient for our measuring purposes.

Brant Jones - Yes, and see if both of them are calculated into that. So, that would get us back to a well protest then.

Kurt Allen - There has been a lot of effort put into this relationship in the last two years and I don't think we want to even begin relying solely on the USGS measuring device solely as the way to go. I feel like both Companies need to utilize the meters that we've put in. The meters are installed and we have created our own measuring device and we use the USGS to get the full stream flow out of what's bypassing both of our systems because the chart is based on full stream flow. We have to use both of those metering systems to be fair and accurate and I think in a dry year when the streams have reduced flow our meters are going to be the only thing we have and we need to make sure that we are using those meters and get used to using them.

Brant Jones - And all of the other users go through that LWC line. It's not like you're saying that there's another diversion where they take it out somewhere else. Everything else goes in there. They have separate agreements with the LWC. The Crocker shares are not part of the LWC.

Don Fawson - Do they?

Brant Jones - Yes, everybody does in a dry year

Kurt Allen - It's pretty black and white what we as an LDWA, Board needs to do. We take the full stream flow, take the percentage that we're entitled to and turn the rest back into the LWC structure.

Don Fawson - So I think like I said, I think at least for us, we just plan on using the USGS, it's not only that it's more responsive because we don't have to go down in the manhole and check this every time and see what it is. So, you do that part of it, get your meter reading and verify that along with the USGS so that you feel comfortable with that.

Brant Jones - Just as long as that is in the agreement too, both of those devices need to be recognized.

Don Fawson - We can put that into the agreement, whatever we need to do to make each company feel comfortable.

Kurt Allen - I think it's important, Don, that we do.

Brant Jones - Yeah, I think with the current Boards it could probably work, but if the language in that looks like it's based on the USGS and it doesn't recognize both meters, I don't know why the LWC would recognize the LDWA meter if the LDWA isn't going to recognize the LWC meter. See what I am saying.

Kurt Allen - There is no sense in that, one whatsoever. And to be honest with you, LDWA is at the head of the ditch and that's where the diversion is and really, we have no problem getting our share of the water. The important thing is, is to have the meters, the measuring devices in place so that we know what our limit is and know where to stop taking our water and divert the rest back into LWC.

Don Fawson - Tell me how, and I don't want to be argumentative, I'm not trying to be, I'm just trying to clarify and get an understanding. Kurt tell me how that meter fits into this.

Kurt Allen - The only time it really does fit in is on a dry year when the creek goes dry. And then you got to rely on the LWC meter, our meter at the spring, our meter at the well site and total up all of them at that point. Because once the USGS measuring device, it's above your diversion.

Brant Jones - Yeah.

Kurt Allen - OK, pumping the wells and drawing water out of the Creek becomes an issue at that point.

Don Fawson - If in fact the water is coming from the creek.

Kurt Allen - So I think that it's important that we use all of our measuring devices so that everybody feels comfortable that we're doing everything we can to be fair with everyone.

Ron Cundick - I was involved in a lot of these discussions. Part of the problem was that LDWA was, and I'm not pointing any fingers at anybody in particular. They were accused of taking too much water, yet we had no clue how much water each water company was taking. It was a one-sided situation and many times the LDWA folks felt they were getting plenty of water but there was no way to know for sure. That is why we wanted meters on both of them. And both sides spent a lot of money to get this down. When you are dealing with water, you're going to have somebody who doesn't agree with you. I don't care how good you are, somebody's going to come and complain. And the only way you can deal with it I think long term is just to be able to look at a meter and say, here's what's happening. If only one side has a meter it doesn't work out.

Don Fawson - The point that I'm trying to get at is that the USGS is a meter.

Ron Cundick - I agree with you on that Don but I think the way you cover yourself. When you cover yourself is to have your own meters. Then it takes away confusion, because you're going to get in an argument. I can tell you you're going to get into it. Not you necessarily, but the Companies are getting along pretty well right now, but you are not going to be here forever and these water issues are going to get worse as they go on. We're trying to set up a foundation here that we know is going to work because we got a system to do it. And I'm not saying what you're saying is wrong on it, but I would be reluctant to say that's our standard and everything else we throw out.

Brant Jones - That's what the judge said when I went to court, is that the LWC had to have a meter and that was brought up that there already was a USGS rating and they said that's not sufficient, you need to have an LWC meter.

Ron Cundick - I went through all of that at that time, and that's what I'm saying.

Brant Jones - Yeah.

Ron Cundick - We were told to come to that conclusion, and we did and I think if we unraveled it, I would be reluctant to unravel it.

Kurt Allen - I think we'd be remiss to both LWC and LDWA future boards to not nail that down with the meters and the USGS meter all combined.

Ron Cundick - And you've got the technology, and you've got the record to prove it and it's a lot easier to resolve things.

Kurt Allen - We have got to establish in this agreement the means and methods of future measuring thought processes and future Boards aren't going to think the same we are, Matter of fact they're going to think a lot different and so we got to try to think like they're going to think and put in this agreement a means of method that they can rely on as a guideline.

Don Fawson - So one of the things that we need to do is to include the USGS measuring device as well. They recalibrate that every four to six weeks. So, I think it needs to be part of this whole agreement but I think that both Boards need to work through this and decide - how are we going to use both devices to be able to verify

Total System Flow and feel comfortable about that. So, the main challenge is, again, it's like you said, Brant, it's during the low water years.

Brant Jones - Which is why it is a good time to have this conversation when it's not a low water year.

Don Fawson - Yeah, it is, so during a low water year then I still don't know that the USGS is going to be inaccurate, but nonetheless you'll know exactly what's going down your pipeline.

Brant Jones - Well, no, we'll know what's going down the stream to the USGS reading.

Don Fawson - That's I'm saying is if you are using your meter?

Brant Jones - If you have the meter, yeah. And the meters in.

Don Fawson - Does LWC read that often?

Brant Jones - We are not reading it right now.

Kurt Allen - It will be there when you need it. There was a lot of expense to install that.

Brant Jones - When you add all the water shares and the C water shares that can go down there the pipeline can't hold enough to serve, all that.

Don Fawson - All right. Well, it sounds like we've got some work to do and unfortunately, Tom was not able to be here tonight, he planned on it and then he had something come up, so we will see if we can work this out. Have you actually sat down with your company and gone through this agreement?

Brant Jones - We need to do it again since the changes.

Don Fawson - OK. And we'll do the same thing. And then I think we need to get together and hammer out any differences on that. And then once the two companies come to an understanding I think that we'll want to send it up to our attorney and you probably want to do the same thing and then we will be able to finalize it. Craig, do you have any thoughts on this?

Craig Sullivan - Well, you know, for 10 years, maybe more, I've used the USGS. I mean, me personally, it's been a good way to do it in a low water year because there was really no other means for me to do it. Being on the Leeds Irrigation Company I do feel like it is a very, very good guideline to go by. But we still have the issues of a lot of water going by our diversion that never comes through. So, I'm kind of on the same page a little bit as Brant when he's talking that we need to be able to rely on our meter and the USGS. It really surprised me when we were going through this before that the judge actually ruled that the USGS sight was not good enough. Because it's good enough for almost anybody else in the State. Then we've got our weir, which none of this means really anything to the drinking water company, but the water that goes across that into our pipeline, that's really a weir and a weir has been recognized in the West as a way to measure water forever and I really do feel like Leeds drinking water put the meter stipulation in because they knew we didn't have one and wasn't willing to recognize the USGS or our weir. But that being said, now we we've kind of come to a place here where I think we can work through this and the water right is what the water right is and it is what the State says basically, and I don't think Leeds Water Company or LDWA can really change that at this time. Now who knows in the future. So, I don't know, that's kind of my thoughts on it. I think the wording needs to be so that it can rely on the USGS and also our meters if there is a significant variation. And I totally do think that when these wells turn on, this is my personal opinion it is not anybody else's opinion but my own. When these wells

turn on, I do believe it affects that Leeds Creek, the volume that comes from the second crossing to the first crossing.

Don Fawson - So, you're talking about the Leeds Well?

Craig Sullivan - I'm not even saying the Leeds Well, there's several wells around I'm not picking on LDWA's Well. I'm not picking on LDWA's Well right at this moment because I don't think you've had it on enough to really say one way or the other how the Leeds Well does. But you get all the other well rights around here starting to pump out of that and I just see too big of a fluctuation between the second crossing and the first crossing. And that's visual, I have not gone up there and measured it. It would be really hard to get a true reading at the second crossing anyway.

Don Fawson - When you're talking about the 1st and 2nd crossing, which ones are you talking about?

Craig Sullivan - OK, so my whole life, and I've been here my whole life, the first crossing of the Creek is the one I've always known as the one right out of silver Reef where you cross the creek there, the second crossing, and there are four crossings, there's four bridge crossings and that's how we've always counted. So, the second crossing is when you go over that next bridge, which is basically where you turn to the Danish Ranch and then you go down that dugway and there is a bridge there, that's the second crossing. And that's the one you can really kind of physically see. I mean, the others you really have to get off and look for. But if you're driving by there, you can really see, see the water so you've got some kind of visual effect. Now, how true that effect is I'm not saying it just looks bigger. I mean all the time.

Don Fawson – No, that is exactly what we want to hear. I was not aware until just, right now with you talking about a judge getting involved in this and talking about the meters and things because that throws a little different light on this whole thing. Brett, do you have anything that you wanted to share?

Brett Comas - I don't.

Doris McNally - How long ago was the lawyer discussion? I'm just curious because. How many years ago was the lawyer's involvement in this?

Ron Cundick - Around 2018.

Doris McNally - Because I'm just wondering if the difference in technology, a lot has changed with technology since 2018 and today. The USGS might be more accurate now. So, to your point, it's one of the things that might have been on the judge's mind at that time. I don't know.

Ron Cundick - My personal opinion is that he could see this stuff, really doesn't have an end to it. You can be fighting over water forever. You kind of put some tools into place that will minimize the fighting on it and increase the trust on it. And if one of you doesn't like what the other was doing, and one says we like this standard here and the other says no I don't trust it, then you're fighting again. Maybe if you look at it as if you got a backup on each side then it's easier to come to terms.

Don Fawson - Yes, it needs to be comfortable with both Companies and it needs, as Kurt said, it needs to be set down in such a way that it is going to perpetuate itself and be clear. I think that's the key to this whole thing. So, is everybody comfortable with this proposed process then? You get with your group and work out some details on that and then we'll do the same and then we can come together and collectively iron out the details and then send it off to our attorneys and come back and do whatever we need to do to finalize this.

Kurt Allen - By the way, I'd like to recognize in a positive way, your efforts Don in working with Tom Beach to get to where we are at now. In reading through both agreements from the original one to this one, it's really simplified a great deal and it's on the right track and so I think all we need to do is tighten up the methods in which we keep people honest and provide those tools. It couldn't have been said better, Ron, I think we just need to provide the tools, but thank you for all your efforts on it Don.

Don Fawson – I appreciate everybody's effort on this.

Doris McNally - I noticed that there are variations of names in who's going to be the signatory. So maybe we can get a version out there that identifies Tom Beach. I think we have one of the sections of the document has David Sterling's name on it, and then another section has Tom's so maybe we need to do that. And I guess the other question I have is, recognizing that Water Rights can be "living and breathing" and they can change periodically. We may want to add a stipulation that says that you know, this is based on the current situation of what the Water Rights are and clearly things like change orders and actions and things like that can change some of the data. So, I think that somehow through the revisions that might have wound up being lost, I would like to add that in, because it's very important that the LWC can acquire and change their Water Rights, and we can too. So that was one of the only things that I thought of, clearly there's sections and versus the 1st and 2nd class I'm very interested in having the lawyers on both side read that, I think that's a very important discussion within this agreement and I think both of our attorneys need to really wrap our heads around it and align that this is the right thing on those.

Don Fawson –

As I looked at the agreement, one of the things that became confusing was this whole idea of percentages in Water Rights Classes. I think LDWA have 7% and LWC have 93% in First Class Rights, and LDWA have 20% and LWC had 80% in Second Class Rights, or something like that. It's in the agreement. I spent some time to mathematically sit down and try to figure it out, but it's all taken care of in the chart that the State Engineer has given to us, so in a sense the way it is written in the agreement kind of muddies the water, at least from my point. I don't know that it is necessary.

Doris McNally - The other question I have is, Brant you brought up the issue with the Wells drawing the water and changing the mix of the water. Is this something that we possibly could ask the engineer about or ask even Jones and DeMille or somebody. Like what is the situation, is this a known factor, it seems like it's a question both of our groups have so maybe reaching out to somebody just saying is this true or is this a known issue or?

Brant Jones - Well, it's known in other areas. We just don't know what's going to happen in this area.

Doris McNally - Maybe they could offer some insight. I mean Susan, you know any analyzes of this stuff.

Brant Jones - Do you have anything?

Susan Savage - Yes, we've talked to people in other areas, but I also asked the Dixie National Forest hydrologist here, if that was a viable situation, if that could happen, he said, sure. He said when you create a space underground, if you're pumping it up, then it will pull water down. That was his opinion.

Doris McNally - Then we have our answer?

Kurt Allen - That's Logical, it really is. One thing I think that we need to do and you know, I'm fine with taking out all of the numerical data in the recitals of the agreement just to for simplicity purposes but I think it's very important to add in exhibits that you can fall back on if you don't have them written in the recitals and so all of your water rights need to be listed in an exhibit for both companies. The chart needs to be an exhibit and this

needs to be referred to all the way through, which you've done a great job in doing. That needs to be the first thing that each Company goes to if there's a discrepancy in that and the percentages in the gallons that everybody's taking at a point where there is disagreement, then of course the water rights have got to come into play, and I think it needs to be in there as an exhibit.

Don Fawson - You can, as you have said, take these percentages and things and put them in an exhibit so that the actual document is cleaner. This Chart was a preliminary document when we first met with the State Water Engineer. I called him later and asked when it was going to be finalized? And he said he wanted to have his assistant go through it and check and verify all these rights and figures. A short time later he got back to me and said it was final. So, from his point of view it is the final document.

Doris McNally - And that ties very well into what I was talking about, the water shares changing because if you make the document a standalone document, then you make the addendums things that could be modified for the future, it becomes a lot healthier document for people to manage. So, you kind of took the other side of my argument about why we should have that in there. So good.

Don Fawson - Anything else? Anybody.

Larry Bruley - Yeah, this goes back to the equipment. So, I've talked to UOSH, which is Utah's version of OSHA and we are trying to set up a time when we can have them come down and consult with us just to make sure that we are doing what is correct and required. You can go online and find all these regulations and documents and you can read and you can understand, but I think for the interest of being 100% compliant, I'm trying to set up a time when they can come down and actually help us do some consultation and training with our employees just to make sure that we're doing everything the right way. So, I'm waiting on a call back to see when they can do that and then we'll make sure that everybody can be there. We currently have three employees, so we need to make sure everybody can be there the same day.

Don Fawson - And you're welcome to join in. They're not coming down here citing anyone. It will just be a consultation and they may make some recommendations. So, we figured that that might be a positive thing to get done. OK. Susan,

e) SHAREHOLDER COMMENTS

DISCUSSION	SHAREHOLDERS
	<p><u>Protest a51010</u></p> <p>Susan Savage - Well some of you know this but I know people don't have time to read everything, but in the hearing over the a51010 application coming into Hidden Valley for 100-acre feet, Nathan Moses, the State Water Engineer, asked if we had other data from the Leeds area. We had Alan Howard there, and there was a protest letter from Angell Springs, although they were not present in the hearing. I had said in the hearing if it were our well alone where the water was dropping, we would figure that it was our problem, but there are others that are experiencing drop rates as well. So, Nathan asked if we had other data and I said that I would see what I could find out. So, I finished that research and it took a while. I just wanted to say to you that I checked this last night. The report that we sent in is all online, and I had a correction I needed to send in and so that is online under the scanned documents. But it looks like you'll probably get a letter about it from Teresa Wilhelmson from the State. There was a letter from her saying, if anyone wants to add anything to this protest, you have 20 days from the date of her response to do that. But it looked like they would probably be sending this out to all of the people who were protesting which included the Conservancy District (WCWCD). The Conservancy District said that Energy Resources, the applicant, actually was not licensed in Utah and so they</p>

had questioned that. In the scanned documents, because everything you send to the State becomes part of the public record. In those scanned documents, there are two places where the Division of Water Rights had sent communications to Energy Resources and the mail was returned, it hadn't been accepted. So, there remained a question about that. I think Nathan the Water Engineer is pretty impressive and he's helped a lot. When I got home from a full day on Sunday, it was about 10:30 pm I checked my e-mail, and I had an e-mail from him saying I had sent in a correction, and I had said I couldn't figure out how to do this on the website so I'm emailing you and he had said sent me another e-mail. So, I thought, I'll send it right now and he'll get it in the morning. So, I wrote it up again and sent it to him and he answered back at 11:00 pm on Sunday night. So, he is working hard on it.

But just for people here, in general, what I did was to go onto the State website and where you pull up the aerial map, you can pull up the layering that shows where all the diversion points are for springs or wells or whatever. So, then I contacted them, there are more than 20 wells in our area actually and a bunch of springs and everybody's water is going down except that at Hogan Springs. And by the way the homes at Hogan Springs have their share of the water right and LDWA has a share of it as well. So, the people at Hogan Spring said that during the extended drought that their spring went way down and they were pretty nervous because their homes were all running out of water. Their Spring came up and recovered a little bit last summer when we had a wet year, but it's still low. Out of that number of wells that there were listed, I was able to contact ten of the well owners, and out of those people there were only five who actually are set up to measure their water level. You've seen this Don in the letter and so we had specific information from them. And then we had information on the springs. Along the way, as people were talking to me, they began saying things about trees. So, I went back and called people and asked what's been happening with your trees? I had said in the hearing that our big cottonwoods that had been close to a spring that vanished in probably the 1970s, but the cottonwoods were still there. And in the summer of 2022, they dropped their leaves. Then I called Alan Howard and he said where he lost his main Spring 20 years ago, the cottonwoods all died. He cut those down. There were a number of places where people, like the Montgomery's, had to give up their orchard, and so did Alan Howard. Carolyn Montgomery said, It was a choice of whether to water the trees or do the laundry. Kevin Lee down in the Grapevine Wash said they have lost two of their springs and part of another one The Sterling's are down to 50%. So, the only well that I was able to check on that had not lost was LDWA's well and Mark had measured it, it was only 1 foot lower than it had measured in I think 1995 and also 2007. It was previously at 205 feet, and he said it's now at 206 so I also included in the report the fact that it's interesting because the question had come up whether it might be pulling from the from the Creek but also from the fact that it hasn't been used, that it's been supplemental, and hasn't been used for a while and it remains stable.

LDWA Attempted Well Site

Susan Savage - But I thought you ought to know, in case you didn't all read what was online, what was in the research and the response from the Division of Drinking Water is that there is a well that was drilled about 800 feet North of your Well and Kurt and I talked about this he gave me some additional information on it. And so, then after we talked, I went back and looked on the website to pick up the details on that. There are some details there that might be interesting to you. There are three names on it right now and it says that they have 38.13-acre feet on that site. What Kurt clarified to me is that it was actually LWDA who drilled that well in 2011 and they got down to 560 feet and the records say it was insufficient yield, it was Gardner brothers who drilled it and they used 19 yards of cement to put down in the hole and the following month, they filed an abandonment document. Then the following month after they abandoned it, some other people came in and it says, and Kurt was saying he felt like it was close by, the documents on the website say that it was the same spot, the identical spot and they got down to 500 feet. So, who knows, maybe they got down to the cement or something or anyway there is no abandonment filed on that, but it's passed on to a third group that's there now and so I put the names and the amount of acre feet that are there now. I thought you might want to keep track of that.

Don Fawson - So maybe you can clarify that. So, we are talking about the well that we drilled, and it didn't work out and then they just moved across the road and drilled again, right. So, that went down 500 feet.

Kurt Allen - According to these well drilling records, yes, I don't recall that.

Susan Savage - And Nathan told me it was close by so we know that on the website they say that they don't guarantee that all the information is correct, but I just looked at the description of where it was and they were the same.

Don Fawson - Did you say there's a third well?

Susan Savage - There is a third group, so LDWA who drilled it 1st, and then there was a couple of other people who drilled again, that was Fairbanks and Sanders, and then the third group I think is Charles and Cheryl Reeves and Ian Crow.

Don Fawson - But not in that same spot, right.

Susan Savage - It has it listed for the same spot.

Don Fawson - Really, do you remember that, Kurt?

Kurt Allen - Not drilling. They've not physically drilled there. They've just filed on the water right there and that shocked me to be honest with you. LDWA paid and got the permitting for that well site and paid Gardner Brothers to drill it and so there should just be one name on that water right that's in there and one name on that well drilling and that's LDWA. I was shocked to hear that there's other names on it.

Susan Savage - Yeah, Fairbanks and Sanders came in with Grisham Drillers in the following month, I think the well was LDWA's and Gardeners put in the cement in July and then in August that very next month Fairbanks and Sanders came in with Grisham Drillers and they said they got to the 500.

Larry Bruley - What year was that?

Susan & Kurt - 2011

Larry Bruley - They came in the same year that LDWA failed supposedly and worked on the same well.

Susan Savage - They came in the following month after it was done.

Larry Bruley - The following month, that sounds really weird.

Susan Savage - Yeah. And then I don't remember if I saw a date on the third group, the Reeves and Ian Crowe, but they are the ones whose names are on that site right now with 38-acre ft.

Kurt Allen - That shocks me, I had no idea that happened.

Ron Cundick - At that time we had water rights from all those parties. They had been conveyed to LDWA and then subsequently those water rights proved to be owned by some banks and they were pulled back. But during that time LDWA had water rights from all those parties

Kurt Allen - That's true. I had no idea there was another well attempt.

Don Fawson - So there wasn't actually a third well?

Susan Savage - I didn't see that there was a drilling. I just saw that the third group have water rights assigned to that location.

Ron Cundick - Their water rights didn't pan out.

Don Fawson - OK. But there wasn't a third well drilled.

Ron Cundick - No, we're talking about the group of people asserting water rights over the well.

Don Fawson - OK.

Susan Savage - You're saying that Fairbanks and Sanders didn't pan out, but did you know about the third group, the Reeves and Crowe?

Ron Cundick - The Reeves and Sanders were, you probably remember that, Kurt.

Kurt Allen - I do remember that the water rights, they came from Reeves and Sanders and a lot of different directions they came into LDWA.

Ron Cundick - They were conveyed to LDWA, but it turned out they were collateral for loans and the banks foreclosed and they took them back.

Kurt Allen - There wasn't physically a third well drilled as far as I know.

Susan Savage - No, there wasn't a third drilling record, but was Ian Crowe in on that group? I don't remember seeing his name there, so that's why I was interested.

Ron Cundick - I didn't see his name on the Water Right?

Kurt Allen - They weren't.

Susan Savage - So it just said Fairbanks and Sanders came in the following month and I can check on that again and then Reeves and Crowe are the names that are on it now.

Don Fawson - The one well to the north you're talking about, was that Mills?

Susan Savage - Mills do have some wells to the North.

Don Fawson - But that's not the one you talked about.

Susan Savage - No, this is just 800 hundred feet on it and when you look on the aerial view, you can see that the road goes right on from your Well right onto the other location.

Kurt Allen - The road was built during the project; the well site was cleared and there were two wells drilled within 100 feet of each other.

Don Fawson - On ours, where that pad is.

Kurt Allen - On that pad.

Don Fawson - And one of them was ours and one was somebody else's.

Kurt Allen - No they both were LDWA.

Susan Savage - You were trying to find water to satisfy those rights. Was that the issue?

Ron Cundick - It wasn't derailed just for their rights it was derailed in general. But they had conveyed water rights and for all practical purposes, we thought they were good water right at the time.

Kurt Allen - We did at the time.

Ron Cundick - And so I think they were trying to pursue those rights up there.

Susan Savage - So they would have come in a month later to pursue those.

Ron Cundick - I don't know.

Protest a51010

Doris McNally - Going back to the hearing, because we were at the hearing and what was interesting was that the people were looking to get an approval to start drilling their well. And at the end of the meeting the applicant said, *you guys haven't given us a decision on this. We want to get an approval on drilling the well* and Nathan's says, *I'm not giving you any approval on anything until we agree with everything else. So, Susan, do you think that the communication that we might see in the next period, might be about the well drilling, I mean you have much more history in reading the documents than I do. What finding do you think they're going to make on the original change order?*

Susan Savage - They have to make some kind of finding. The people up in the office said that no drilling had been done over there on the original application. I said in the hearing I'll take responsibility for missing that first application, you know Don Goddard kept track of things and notices and the records and he died. We were kind of regrouping and somehow, we missed that original application for 100-acre feet. So, when this came up again and they were just moving 1000 feet to the north and when I took our protest in and the receptionist in the office said *well, they never drilled a well* and I said *well they've had a big rig over there for quite a while* and she said, *yeah, they haven't drilled a well*. And I said, *well, how do you know that?* And she said *because they haven't filed a report on it, so they hadn't*. The Angell Springs people said, *yeah, they drilled it and they had about twice as much radiation*. This is what she said, these are her words, *They had twice the level of radium content in their water and so that's why they wanted to move it*. The question came up in the hearing, why do you want to move 1000 feet you could save money by running a pipe from your original location. And they said *well, the engineers thought we might be able to get a better water source* and she said *well that's why they're trying to move it and see if they can find a better source*. She was telling me when I went to get her signature on the letter, because Nathan had said if you're giving people's information about their springs and well, it would be good to get their signatures for approval to that because it'll go into the public record. Anyway, when I went to get her signature she said, *they had come to Angell Springs to see if they could negotiate somehow with them to pass those water rights over to Angell Springs and have Angell Springs deliver the water to them* and anyway the representatives in the hearings said, *You know, all he wants to do is put in four or five horse properties*. And we just kind of said that's quite a bit of water for four or five horses.

Doris McNally - But he's on record stating that he wants something different. The other bigger challenge is that when you look at the properties that he has there, they are not all in one district. There's Hurricane Valley Special Service District, there is elsewhere, and they're having issues because that water is not culinary grade water it's irrigation water. And the question that came up that I asked is, where are you going to get your culinary water for these homes you want to build? Because he said homes. I also asked what the zoning was. So, the person who came to the meeting really didn't have his information together to articulate really what the story was on the property. So, I think we have to watch. Ron, if you're hearing of anything in Town relevant to that, but clearly, I wouldn't be surprised if they are looking for annexation or something like that because it's a very messed up situation with the properties.

Ron Cundick - There is no way we are going to annex.

Doris McNally - I'm not asking for a decision, I'm just telling you that when you look at the scenario, you know when he can't answer you what is the area zoned, where all the parcels located and he's giving you an answer some are in Angell Spring, some in the County, some is here. It's a bigger issue for them than just moving the water.

Don Fawson - So, are they over in Hidden Valley area, just behind the cemetery?

Ron Cundick - Yes, it's when you first make the turn.

Susan Savage - It's the first big home that you see when you make the turn around the hill and they're just moving 1000 feet North back up into the cup of the hills up there. And of course, the Division of Water Rights doesn't deal with water quality. One of the questions that I had was, if this is approved and then they can't use the water does that mean that amount of water is already approved for our area and can be moved into someplace else that we need to keep our eye on? So, that is something for us to watch.

Kurt Allen - Good Question.

Doris McNally - Susan, thank you. I mean, I think we asked some interesting questions that actually made Nathan look at the situation a little differently that day.

Susan Savage - I was glad that he asked about it, hopefully that gives us some information about what's generally happening in our area, which is that the water levels are going down.

Oak Grove Spring

Don Fawson - Thank you. One thing I did want to say, and this has to do with the Oak Grove Spring. You know, we've said that the Spring was not going down, but we don't really know that. Because the only thing we were using to figure that was the amount of water that was coming down the pipe. The water was above the intake and so as time went on, apparently it looks like it may have started dropping some. Mark, what have you seen up there?

Mark Osmer - Yeah, it is dropping. We are at 190 something now, I think.

Don Fawson - We have installed a measuring tube in the Spring Access, so we can accurately measure the height of the water in the Spring and start getting data on that to see what's actually going on rather than just using the flow through the pipe.

Mark Osmer - And I think that it has dropped about 6 inches. Because it was like 7 inches above the outlet pipe and now it's kind of level with it.

Don Fawson - So just keep an eye on that. And you are keeping that record?

Mark Osmer - Keeping those records, yes.

Don Fawson - Well, it's an interesting time we live in and hopefully we can all stay united in working through this together and get through it in a positive way. Is there anything else anyone has?

Chuck Bentley - I've been here since Brant was barbecuing Buffalo burgers in the parking lot at the gas station. But anyway, kind of an interesting thing, a neighbor next door to me, clear cut about 1.6 acres, a little over an acre and a half. I said, *what are you doing?* He says, I'm going to grow, I'm growing grapevines, watermelons, and peaches. I go it is a residential lot I think we got maybe a little issue. The CC&R's said only 7000 square feet of landscape, but that was based on when that was still in the Eldorado Hills Water Company. Anyway, I called Mark, and I said *Mark can a guy just water anything he wants with culinary water.* And he got back to me, and this was all rushed and, in a hurry, so that's why I came to the meeting, He said. *Yes, as long as you can pay the bill.* And I said *so if a guy, is one of those kinds of guys and he wants to grow an acre and a half of alfalfa, you guys will supply culinary water to do that?*

Kurt Allen - Through a one-inch meter he can water all he wants.

Chuck Bentley - No matter what.

Ron Cundick - That is not correct because each shareholder is entitled to the maximum of one-acre foot share. We have let them go up to that point. We haven't had a problem, I don't think there is a big problem of people going over that, but they are not allowed to go over it. But we have that line.

Doris McNally - Chuck, I think you have a few questions. The first question is that you have somebody in a residential area who's looking to do farming on his property.

Chuck Bentley - Well he can say it is a Hobby farming or farming but if he's irrigating on an acre and a half, that's agriculture, I think. And I was just surprised you could use an unlimited amount of culinary water if you can pay the bill. That doesn't seem kosher to me.

Doris McNally - Well, I don't believe that there are "limits" to the quantity a shareholder can use. But in reality, when you look at the new tiered rate schedule we put in, it becomes very, very onerous if someone intends to utilize their LDWA water to irrigate a large crop.

Chuck Bentley - There are some people that rates don't matter, to be eccentric they'll just spend money and unfortunately the days of having Buffalo burgers in the parking lot and people that were kind of like minded are gone. So, an acre foot per year, so you can use that 320,000 gallons a year?

Ron Cundick - That's the maximum the water right allows in our bylaws,

Kurt Allen - In the bylaws?

Ron Cundick - It's the bylaws, that's what they conveyed. They conveyed those water rights to you.

Kurt Allen - But the state regulates it down to .85 I believe, or something like that for acre feet of water per residential unit. But that's what it is based on.

Ron Cundick - Well I won't get into that, but if you are taking it from the "Conservancy" then yes, they don't own the individual water rights.

Doris McNally – Well the "Conservancy" may have different usage rules & policies for their customers, but in the LDWA, I do not believe, has a specific MAX usage per shareholder figure. Our ByLaws stipulate that we have available 40,000 gallons per month was a guaranteed minimum. This has been validated by our past & current capacity studies. I believe the ByLaws also say that if the five-year rolling average is less than .85 acre feet per connection, the Association shall use .85 acre feet to determine the maximum connections authorized.

Chuck Bentley - So I'm not trying to get an answer or anything. I'm just, I'm just trying to point it out.

Layna Larsen - How much is an acre foot of water?

Chuck Bentley - I don't know for sure. I think it's 320,000 gallons.

Kurt Allen - 325,851 gallons

Don Fawson - So, the challenge here is this, Ron so we base our shares on one acre foot? Do the Bylaws state that is all each shareholder can use?

Ron Cundick - The bylaws don't drive that. It is what was conveyed to us. No, we have actual water rights conveyed for all these lots.

Doris McNally – The conveyance of the water just stipulates the volume & class & source. I don't believe it stipulates a volume usage maximum on the parcels it's brought in for.

Don Fawson - Well I understand that, so the fact is that most people don't use that so do we take the conglomerate of all the water rights we own? In actual fact we have water rights that aren't being used, so do we take our entire collective rights and say as long as ...

Ron Cundick - It is up to you how you want to handle it. All I'm saying is what you are only entitled to and that's all your entitled to.

Larry Bruley - It sounds to me like we need to review that.

Chuck Bentley - Yeah, I think it's a review and then you might have it covered already for all I know. Somewhere residential culinary water has to be something we watch, and we don't just ...

Kurt Allen - We do but we can't control a property owner's right behind the meter.

Chuck Bentley - I'm not asking you to do that. I was asking for clarification, that's all. I'm not asking you to go be the police for me. I'm asking for clarification, and I find it strange that the answer I got was that there was no limit, you can use anything you pay for.

Doris McNally - I think in all of our minds, we never think of anybody using it that much. But in reality, there is.

Don Fawson - Well, we've had a couple of shareholders in Town that have.

Chuck Bentley - But anyway, thank you.

Doris McNally - Thank you.

Don Fawson - Thank you so much for bringing that to our attention. Anyone have anything else? Terry, did you have anything you want to share with us at all? OK, thank you. Alright, with that, then we'll just ask for a motion to adjourn.

VIII. MOTION TO ADJOURN MEETING

VOTE	MOTION TO ADJOURN: Brant Jones SECOND: Larry Bruley MOTION APPROVED: Unanimously
------	--

ADJOURNMENT: 8:41 PM



Layna Larsen | Corporate Secretary

Don Fawson | President



LEEDS DOMESTIC
WATERUSERS ASSOCIATION

A private non-profit, shareholder owned culinary water utility.

WATER LINE EXTENSION ROLES/RESPONSIBILITIES POLICY

[Effective Date: 02/28/2024]

Introduction

Steps for Consideration of Water Line Extension for lines from LDWA’s main water system to a parcel’s meter, and if needed, beyond the meter to support hydrant installations on a parcel.

POLICY

1. Definitions

- **Applicant:** The owner, of property making application for water service.
- **LDWA:** The Leeds Domestic Waterusers Association
- **Main Line:** The large diameter water distribution line generally following roads and section lines and making up the distribution system of the LDWA.
- **Service Line:** The water line running from the main line and terminating at the water serviced meter.
- **Structure:** Anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground excluding driveways, fences, patios, or sidewalks.
- **Subdivision:** A division or planned division of real property into lots or tracts or a boundary line adjustment to permit division of real property into lots or tracts for the purpose of immediate or future sale or development.

2. Roles & Financial Responsibilities

Whenever a property owner requires an extend water line, the following steps should be taken.

- Once a LDWA Will Serve has been gained by property owner and all fees have been paid by property owner. (ie: Impact Fees, Water Share Purchase Fees, Water Connection Fees, etc.) The property owner will obtain an estimate of the cost of extending the water line from the LDWA Main Line to a New Meter Installation & in cases where a line extension is needed to support a hydrant on the parcel a “line extension estimate”. The estimate will be based on the needs for the parcel & the approved plans obtained through the Town of Leeds (ie: costs of installing a ¾, 1, 2, 6, 8 inch line.

Below is a Chart which outlines parcel classification and installation & financial responsibility under this policy.

PARCEL DESCRIPTION

	RESIDENTIAL PARCEL A	RESIDENTIAL PARCEL B	SMALL SUBDIVISION A	SMALL SUBDIVISION B	LARGER SUB-DIVISION A	LARGER SUB-DIVISION B	COMMERCIAL, INSTITUTIONAL, INDUSTRIAL
USE:	Residential	Residential	Residential	Residential	Residential	Residential	Code 2,3,4
# of Structures:	1	1	1-3	1-3	4+	4+	?

Meter on Parcel:	YES	YES	YES	YES	YES	YES	YES
Hydrant on Parcel:	NO	YES	NO	YES	NO	YES	?
# Hydrants on Parcel:	N/A	1	N/A	?	N/A	?	?

INSTALL RESPONSIBILITIES

	RESIDENTIAL PARCEL A	RESIDENTIAL PARCEL B	SMALL SUBDIVISION A	SMALL SUBDIVISION B	LARGER SUB-DIVISION A	LARGER SUB-DIVISION B	COMMERCIAL, INSTITUTIONAL, INDUSTRIAL
Main Culinary to Meter:	LDWA	LDWA	LDWA	LDWA	LDWA	LDWA	LDWA
Meter Line to Structure:	Applicant /Developer	Applicant /Developer	Applicant /Developer	Applicant /Developer	Applicant /Developer	Applicant /Developer	Applicant /Developer
Main to Hydrant:	N/A	LDWA	N/A	LDWA	Applicant /Developer	Applicant /Developer	Applicant /Developer

FINANCIAL RESPONSIBILITIES

	RESIDENTIAL PARCEL A	RESIDENTIAL PARCEL B	SMALL SUBDIVISION A	SMALL SUBDIVISION B	LARGER SUB-DIVISION A	LARGER SUB-DIVISION B	COMMERCIAL, INSTITUTIONAL, INDUSTRIAL
Main Culinary to Meter:	Applicant (Impact Fee)	Applicant (Impact Fee)	Applicant (Impact Fee)	Applicant (Impact Fee)	Applicant (Impact Fee)	Applicant (Impact Fee)	Applicant (Impact Fee)
Meter Line to Structure:	Applicant	Applicant	Applicant	Applicant	Applicant	Applicant	Applicant
Main to Hydrant:	N/A	Applicant	N/A	Applicant	N/A	Applicant	Applicant



LEEDS DOMESTIC WATERUSERS ASSOCIATION

PO Box 460627, Leeds, UT 84746-0627

PHONE: (435) 879-0278 | E-MAIL: LDWAcorp@infowest.com | URL: www.LDWAcorp.org

2024 MEETING OF THE BOARD OF DIRECTORS CALENDAR

DAY/DATE	TIME	LOCATION	HELD
Wed., January 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Tues., February 6th, 2024	7:00PM -- 8:00PM	Cosmopolitan	<input checked="" type="checkbox"/>
Wed., February 21, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., March 20, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., April 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., May 15, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., June 19, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., July 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., August 21, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., September 18, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., October 16, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., November 20, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., December 18, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>

[Leeds Town Hall is located at 218 N. Main Street, Leeds, UT 84746]

STANDING AGENDA

1. CALL TO ORDER <ul style="list-style-type: none">a) Roll Callb) Prayerc) Pledge of Allegiance
2. ANNOUNCEMENTS <ul style="list-style-type: none">a) Consent Agenda<ul style="list-style-type: none">o Acknowledgement of Meeting Noticeo Vote to Approve This Meeting's Agendao Vote to Approve Previous Meeting Minutes.b) Declaration of conflict-of-interest
3. OFFICERS REPORTS <ul style="list-style-type: none">a) President's Report [Don Fawson]b) Operations (Field) Report [Mark Osmer]c) Office / Finance Report [Doris McNally]d) Administration Report [Kurt Allen / Brant Jones / Larry Bruley / Dan Brown]<ul style="list-style-type: none">o Update on System Projecto LWCo Field Activitieso Cross Connection & BackFlow
4. SHAREHOLDERS COMMENTS <p>No action may be taken on a matter raised under this agenda item. Shareholder must step to podium to make comments. (Three minutes per person)</p>
5. ROLL CALL VOTE TO CLOSE MEETING



MINUTES

DATE/TIME/LOCATION:	April 17, 2024	7:00 PM	Leeds Town Hall
TYPE OF MEETING:	Board of Directors Meeting		
NOTE TAKER:	Layna Larsen (Corporate Secretary)		
ATTENDEES:	Board Members: Don Fawson (P), Kurt Allen (VP), Doris McNally (T) Brant Jones (M) Larry Bruley (M) Staff: Layna Larsen (Corp Secretary), Mark Osmer (Field Operations Mgr) Guest: Steve Newby Shareholders: Susan Savage, Amy Jones, Terry Allen, Lynn Potter, Ron Cundick, Jerry Artison,		

Agenda Topics

I. CALL TO ORDER [Don Fawson @ 7:00 PM]

CALL TO ORDER:	Don Fawson - Welcome, we will start with a Roll Call here on my left
ROLL CALL:	PRESENT: Larry Bruley, Brant Jones, Don Fawson, Kurt Allen, Doris McNally

II. PRAYER [DORIS McNALLY]

III. PLEDGE [DON FAWSON]

IV. CONSENT AGENDA, & PRIOR MEETING'S MINUTES [Don Fawson]

DISCUSSION	<p>Don Fawson - At this time Layna, could you verify that meeting notices went out.</p> <p>Layna Larsen - Yes, they were up in the Post Office and outside of the Post Office, but I noticed today it's been taken down from outside the Post Office and it is on the office door. I will be putting another one back up outside the Post Office.</p> <p>Don Fawson - Thank you, we will take a vote on accepting the meeting minutes</p>
CONCENT AGENDA	<p>Consent agenda consist of the acknowledgment the meeting notice was posted. It is also a vote to accept this month's agenda and the previous month's minutes. Any discussion is there a motion to accept both.</p> <p>Brant Jones - I have a few Corrections on page 12. So, I'd like to make a correction on page 12. Part of it probably not being able to hear me, so I apologize for that.</p>

	<p>At the top of page 12, the second comment, the sentence reads – “so that would give back to a well protest the...” I think that was supposed to say – “that would get us back to a well protest then...” I think that's what we're talking about trying to avoid some kind of a court case and judgment.</p> <p>After Kurt makes a statement, I make another one; This feels to me, when I read a little bit out of context, so, to me when I said, “this is a dry year and there are other water sources that come out of that ditch.” There's the high water is one of them and they do have somewhat of an agreement with the LWC. But in a water year like this year, there's water going down the high-water ditch but when there is no high water which is later in the summer or in a dry year, everything with exception of the Crocker shares which are kind of the new addition would be going down through the meter portion of that.</p> <p>Don Fawson - Brant would you be willing to give Layna a copy of how you think that should be worded.</p> <p>Brant Jones - Yes.</p> <p>Layna Larsen - You can make your corrections when I send out a copy for your review then just send it back to me so that the minutes are correct.</p> <p>Brant Jones - OK, I didn't know if you want to have that in open discussion and clarify the changes for the minutes in the meetings.</p> <p>Don Fawson - So does anybody have any concerns about that change for the minutes? Larry, do you have any concerns about that, Kurt?</p> <p>Larry Bruley - Nope.</p> <p>Kurt Allen - I think that's a good correction.</p> <p>Don Fawson - OK.</p>
VOTE	MOTION TO APPROVE TONIGHTS MEETING AGENDA: Doris McNally SECOND: Kurt Allen MOTION APPROVED: Unanimously
VOTE	MOTION TO APPROVE PRIOR MEETING'S MINUTES: Brant Jones SECOND: Doris McNally MOTION APPROVED: Unanimously

V. DECLARATION OF ABSTENTIONS OR CONFLICTS [Don Fawson]

DISCUSSION	DECLARATION OF ANY CONFLICT-OF-INTEREST		
	Don Fawson - Before we begin, we'll also ask each Board Member if they have any conflict of interest relative to items in tonight's meeting?		
CONFLICT	Larry Bruley - No conflict	Brant Jones - No conflict	Don Fawson - No conflict
	Kurt Allen - No conflict	Doris McNally - No conflict	

VI. ANNOUNCEMENTS [Don Fawson]

DISCUSSION	Announcements
	Don Fawson – Nothing to report

VII. OFFICERS REPORTS

a) PRESIDENTS REPORT [Don Fawson]

DISCUSSION	Explanation of Waterline Extension Policy
	<p>Don Fawson – When new construction occurs within our service area sometimes the parcels hooking up to our system require infrastructure beyond their meter to support a hydrant installation. Currently the LDWA only has a few such situations and as fill-ins and new construction happens it became clear that we needed a policy to clearly identify the roles & financial responsibilities between the LDWA & Developer/Property Owner.</p> <p>These roles & responsibilities vary across our different customer definitions. And by documenting them in a policy it eliminates any inconsistencies in application and offers transparency to all involved. Prior to this meeting the Board has had some working sessions to discuss this topic and has written a draft policy. Board have you had a chance to look over the last draft shared?</p> <p>Larry Bruley – Has there been any changes?</p> <p>Don Fawson - Not recently, no.</p> <p>Larry Bruley - OK, I have no problem them.</p> <p>Brant Jones - No, I don't have any problem with it.</p> <p>Kurt Allen - I'm good with it.</p> <p>Doris McNally - No problem.</p> <p>Don Fawson - I just want to report that we have spent quite a bit of time this past month on developing water line extension agreements and other documents that have been missing or have not been applied in the past but are absolutely necessary to our legal agreements moving forward, both to take care of legal easements and other kinds of things that are involved in those extensions.</p> <p>Don Fawson - OK, I'll accept a motion to accept the Water Line Extension Policy.</p>
VOTE	<p>MOTION TO APPROVE PRIOR MEETING'S MINUTES: Doris McNally SECOND: Kurt Allen</p> <p>MOTION APPROVED: Unanimously</p>

b) OPERATION / FIELD REPORT [Mark Osmer]

DISCUSSION	Hydrant Maintenance
	<p>Don Fawson - OK, Mark. Appreciate you completing all of the hydrant maintenance for this past year. Doris and Mark, came up with a complete listing of everything that's been done to the hydrants for our documentation and we feel comfortable that things are in good working order at this point in time. I think we finished up just about in time to start for next year.</p> <p>Mark Osmer - Things will change a little bit once the 10-inch line down Main Street is installed. We'll have more flow so those numbers will change.</p>

Doris McNally - What Mark is alluding to is the hydrant flow numbers and possibly the pressure numbers that are on that sheet. We will see them shift after they finish installing the new pipelines. It will be interesting to see how that changes. So, thank you Mark, for doing this..

Mark Osmer - No thank you, it's, teamwork.

Don Fawson - It's a case of that, for sure.

DISCUSSION

Angell Springs

Don Fawson - Angell Springs had a situation come up and Mark was able to help them on his own time. Mark, would you like to tell them what happened?

Mark Osmer - Someone ran over a fire hydrant and broke it. So, they had to shut a whole bunch of water down. I went over there in the evening and helped them. We dug the hydrant up, found the valve, I installed the new hydrant and got the water back on.

Don Fawson - I appreciate that and obviously, you know it's an insurance issue for them and you'll charge that back to them. I think that's really important that they know that we're here in emergencies to help, but that it's not free. We're not their maintenance company for this kind of thing. We are glad it worked out the way it did and that we can help when we need to. OK, at this time, Mark, do you want to give your report on how things went this last month?

DISCUSSION

REPAIRS & MAINTENANCE

Mark Osmer – We . . .

- flushed all the fire hydrants and flow tested them, so they're all done.
- passed our bacT test again this month.
- had a couple of water leaks that we help people fix. There were a couple of shareholders that were elderly, one on Main Street and one on Vista Ave.
- and then just general maintenance of the system, checking the system.

Then, next week I'm going to start replacing the required 10% of dual-check valves on the meters.

And then our continued working with Landmark inspecting our 10" pipeline installation.

Don Fawson - You also finished the Line Extension Project.

Mark Osmer - Yeah, we did the Silver Meadows line extension, and we also connected our North Main Street pipeline into the Majestic Mountain line and brought those 3 hydrants online.

Don Fawson - You also connected that crossover on Main Street and Oak Grove Road? Didn't you connect that 6-inch crossover line?

Larry Bruley - On Silver Reef and Old Highway 91.

Mark Osmer - Oh Yeah, we worked with Landmark in the nighttime, and we connected all that up. We got the 10-inch all hooked up to that. We also took BacT's on Majestic Mountain and the one on Silver Meadows. Both samples past. So, everything's good to go.

Don Fawson - Appreciate that, Mark,

Kurt Allen - Hey Mark, what did those hydrants on majestic mountain pressure end up being after we took them over?

Mark Osmer – Doris that would be Hydrant # J3

Doris McNally – According to your maintenance records you had a Flow Pressure of 75 psi & a Flow Volume of 1060 GPM.

Don Fawson - Also, Mark, as I understand what you told me, the water actually came out very clean.


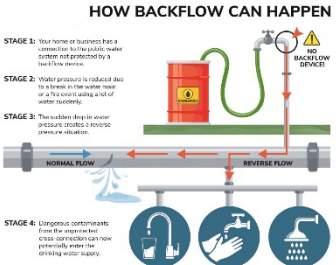
Mark Osmer - Yes, Larry was actually there when we first flowed water in that system and it was clean.

Larry Bruley - It was shocking. I don't think It had ever been turned on and I was expecting all kinds of sludge, even if they just filled it up a little bit and it just set there. Yes, it came out very clean.


Mark Osmer - We put a bunch of chlorine in the pipe, let it set for a little while, then flushed it and then took our bacteria tests.

Don Fawson - Excellent, thank you, I appreciate it very much.


c) TREASURER'S REPORT [Doris McNally]

DISCUSSION	ANNOUNCEMENTS/BILLING/COMMUNICATION [Doris McNally]
<p>BILLING for March was completed/mailed on April 1st.</p> <p>NEWSDRIPS The March Invoices included an educational article on How Backflow Can Happen.</p>	
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%; border: 1px solid black; padding: 5px;">  <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> </div> <div style="width: 65%;">  <p>HOW BACKFLOW CAN HAPPEN</p> <p>STAGE 1: Your home or business has a connection to the public water system and protected by a backflow device.</p> <p>STAGE 2: Water pressure is reduced due to a break in the water main or a fire causing a lot of water to be used.</p> <p>STAGE 3: The sudden drop in water pressure creates a reverse pressure situation.</p> <p>STAGE 4: Dangerous contaminants from the associated cross-connection can now potentially enter the drinking water supply.</p> <p>Why should I be concerned? Cross-connections can allow the backflow of an undesirable toxic substance or contaminant into the LDWA drinking water supply.</p> </div> </div>	


DISCUSSION	FINANCE [Doris McNally]																																										
<p>PAYCLIX In March we had 93 shareholders paid their bills using this payment option. The total amount collected through PayClix was \$4,882.74. 60% paid via credit cards & 40% via echecks.</p>																																											
	<table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th></th> <th colspan="2">Credit Cards</th> <th colspan="2">Electronic Checks</th> <th colspan="2">PayClix®</th> </tr> <tr> <th></th> <th>Count</th> <th>Credit Cards</th> <th>Count</th> <th>eCHECK</th> <th>Count</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>Jan-24</td> <td>49</td> <td>\$3,319.70</td> <td>41</td> <td>\$2,146.87</td> <td>90</td> <td>\$5,466.57</td> </tr> <tr> <td>Feb-24</td> <td>51</td> <td>\$3,478.14</td> <td>41</td> <td>\$2,392.82</td> <td>92</td> <td>\$5,870.96</td> </tr> <tr> <td>Mar-24</td> <td>52</td> <td>\$2,927.72</td> <td>41</td> <td>\$1,955.02</td> <td>93</td> <td>\$4,882.74</td> </tr> <tr> <td></td> <td>152</td> <td>\$9,725.56</td> <td>123</td> <td>\$6,494.71</td> <td>275</td> <td>\$16,220.27</td> </tr> </tbody> </table>		Credit Cards		Electronic Checks		PayClix®			Count	Credit Cards	Count	eCHECK	Count	TOTAL	Jan-24	49	\$3,319.70	41	\$2,146.87	90	\$5,466.57	Feb-24	51	\$3,478.14	41	\$2,392.82	92	\$5,870.96	Mar-24	52	\$2,927.72	41	\$1,955.02	93	\$4,882.74		152	\$9,725.56	123	\$6,494.71	275	\$16,220.27
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<p>FINANCE [For the Month of March 2024]</p>																																											

	TOTAL INCOME			TOTAL EXPENSE		
	ACCT	BALANCE	% to TOTAL	ACCT	BALANCE	% to TOTAL
	Ord. OI:	\$18,183.05	69.8%	Ord. Field OE:	\$16,158.09	61.9%
	Other OI:	\$7,885.12	30.2%	Ord. Admin OE:	\$1,015.08	3.9%
		\$26,068.17	100.0%	Professional OE:	\$0.00	0.0%
				Labor Expenses:	\$8,941.48	34.2%
					\$26,114.65	100.0%

FINANCE [For Year-to-Date 2024]

	TOTAL INCOME			TOTAL EXPENSE		
	ACCT	BALANCE	% to TOTAL	ACCT	BALANCE	% to TOTAL
	Ord. OI:	\$68,465.32	83.1%	Ord. Field OE:	\$25,548.72	42.7%
	Other OI:	\$13,885.42	16.9%	Ord. Admin OE:	\$3,351.14	5.6%
		\$82,350.74	100.0%	Professional OE:	\$4,081.50	6.8%
				Labor Expenses:	\$26,906.26	44.9%
					\$59,887.62	100.0%

The LDWA's Banking Accounts [as of 04/11/2024]

	CHECKING ACCOUNTS			SAVINGS ACCOUNTS		
	ACCT	BALANCE	% to TOTAL	ACCT	BALANCE	% to TOTAL
	1 - Checking	\$72,482.82	9.2%	1 - Emergency Reserve	\$348,894.29	67.4%
	2 - Business Checking	\$716,932.56	90.8%	2 - Loan SRF-3F1892	\$78,783.19	15.2%
		\$789,415.38	100.0%	3 - Impact Fee Fund	\$90,048.50	17.4%
				4 - Primary Savings	\$0.00	0.0%
				5 - Money Market	\$0.00	0.0%
					\$517,725.98	100.0%

VOTE

MOTION TO APPROVE FINANCE REPORT: Doris McNally | SECOND: Kurt Allen
MOTION APPROVED: Unanimously

DISCUSSION

UTAH LEGISLATURE :: SB 174, or Local Land Use and Development

SB 174, or Local Land Use and Development, is a 2023 Utah law that requires local governments to modify their subdivision ordinances to comply with a two-step process defined in the statute. The Utah Legislature also appropriated \$4 million to help local governments update their land use ordinances. The bill requires local governments to do this by a specific deadline, depending on the size of the county or municipality. The Town of Leeds is currently working to update their Land Use Ordinances and Zoning. The deadline for completion is December 31, 2024.

The Bill was sponsored by Sen. Lincoln Fillmore (Republican Dist. 17 Salt Lake City) & Rep. Stephen Whyte (Republican Dist. 63 Salt Lake City) It has been positioned that the bill aims to address the housing shortage. SB 174 makes it easier for property owners to subdivide their land and build homes.

SB 174 is a bill that was passed in the 2023 Utah legislative session. It creates a new framework for the review and approval of subdivisions. The bill also includes a new provision that states that local governments cannot enforce conditions of subdivision approval against a similarly situated lot owner if they have not historically enforced those conditions.

PROS	CONS
For Developers: SB 174 streamlines the process for property owners/developers who want to subdivide their land and build homes.	For Town's people: The streamlining will change the make-up of our community. A community that has 5 acre lots could become a subdivision.
Property tax appeals: The bill applies a fee to property tax appeals on large income-producing properties. This is intended to reduce tax evasion	Zoning can discourage development in some locations, increase the cost of building new

that benefits commercial & industrial property owners.	structures, and work against historic mixed-use neighbourhoods.
The Utah Legislature appropriated \$4M to help local governments update their land use ordinances to conform to the two-step subdivision approval process defined in SB 174. Yes, they have identified Planning Groups that will swoop in and rewrite ordinances and processes to expedite growth	The Bill Pre-empt (supersede authority) existing land use policies. This could potentially strip local elected individuals (body politic) from interjecting their constituents desires. Giving way to more aggressive growth minded & focused policies.
Streamlines public input	The bill would also prevent public input on the development process.
Utah could implement incentives to encourage Statewide housing goals.	Utah could implement incentives and penalties for noncompliance for not meeting Statewide housing goals. If a Town doesn't greenlight development, the Town may have to pay a price.

The bill did not take into consideration how this might impact the delivery of utilities. Like Gas, Electric, Internet and, most importantly, water. I would recommend fellow Board members and shareholders to attend Town Council & Planning Meetings to educate themselves and participate in a constructive way in helping these Councils address the requirements being imposed.

DISCUSSION	DDW LOAN
<p>Kurt Allen - I just have clarification. We've got the Division of Drinking Water money in our account. Has the Washington County Conservancy District invoices been paid?</p>	
<p>Layna Larsen - We haven't received all the invoices, and that money is not in our account. It is in the Escrow account, but it has not been released. Once it's released, it will be moved into our account so we can pay invoices. They moved it into the Escrow account in advance. They have not closed the Loan. As soon as they close, and they have approved the bills submitted by Jones & DeMille, then they will release it for us to pay Washington County (WCWCD).</p>	
<p>Don Fawson - I talked to Riley yesterday about that and he said basically it's their attorney and our attorney, completing their portion that's the only thing left. They've got to do their reviews and give their approval.</p>	
<p>Layna Larsen - When I talked to Heather last week, she said that she thought we were ready to close and for us to get everything in order and submitted, so as soon as we close, we would be able to get the money right away.</p>	
<p>Don Fawson - So the other piece of that is in order to get engineering and contractors paid we need to get all the invoices from Civil Science. There's some of those missing, is that correct?</p>	
<p>Layna Larsen - I don't believe we have them all. No, Riley collects all those, sends them over for you to approve and then I send the approvals back to Civil Science. I haven't got the latest from Riley yet.</p>	
<p>Doris McNally - My council for you, Don, is that on the recent Schedule B that we got from Civil Science, please take a look at it. I was surprised to see a cost for actual labor involved in it because my understanding was on the Schedule B that we were only paying for parts and materials and not any labor and there is labor listed on the Schedule B. So, you just need to verify if anything was agreed to differently.</p>	

Don Fawson - What was your understanding on that Kurt.

Kurt Allen - My understanding is that it was materials only.

Doris McNally - So, clearly on Schedule B it says install. This is why it's good to have a lot of people looking at these things. Schedule B has two-line items that are labor, and I think we need to talk to Civil Science. The DDW want us all to sign off. They want the Conservancy, us, and others to sign off on that one document and we are on the Schedule B and when Layna and I looked at it we both had the same question, why?

Kurt Allen - What's the dollar amount? Is the dollar amount remaining the same? Is it \$302,000 or something like that. I guess I can see maybe some titling some of the paid items different for bookkeeping purposes. That might be happening, but if the dollar amount is the same it should be OK.

Doris McNally - Once again it's just a difference of explanation. You gentleman had the conversation with them regarding what was agreed to, and I just want to make sure, as we in the office are looking at the documents that we are signing off on the things that were agreed to. It came up and I didn't think we were paying for, as you said, labor so...

Kurt Allen - I'll follow through with that, I'll get with the Conservancy District (WCWCD) and work this out with them.

Don Fawson - I hope we're not paying by the hour out there.

Larry Bruley - I would like to add that, there's been some changes we know of. There's been things that were on the Engineering plans that Mark ended up doing. There was also something on Tuesday, as a matter of fact, the crossover loop on Roundy Mountain was redundant because there's one just a few feet away and another one not too far the other way. So rather than having Landmark cut across the road, that loop was eliminated. They are not going to put it in.

Don Fawson - Mark and I just talked about that today. He thought it was a 6 inch pipe coming across and it's an 8 inch. I think that ought to be connected into that 10 and it wouldn't be that hard to do because the trench is open.

Larry Bruley - OK, we just got to let them know.

Don Fawson - That way we don't have to go under the highway or anything like that, it's already there. So, did you have anything else?

Kurt Allen - Yes, I guess in closing on that. I'll check with the Conservancy District on that price and make sure that nothing's been changed on that. It looks like this is really similar to what we agreed to: \$302,735. That is the magic number here. That's the same number that we started out with.

Doris McNally - OK. So, when they say install, what do they mean by that? It's \$137,000.

Kurt Allen - Landmark is installing those and submitting their invoice to the Conservancy District. This is a little bit misleading. These are just our materials. And the dollar amount, total dollar amount has remained the same.

Doris McNally - We just need to verify.

d) BOARD MEMBER REPORTS

DISCUSSION

LANDMARK [Steve Newby]

Don Fawson - OK. Steve, why don't you just come up and share where we're at on the project. Steve Newby is Landmark's representative. We appreciate working with him. Thanks for being here.

Steve Newby - I have a question on that crossover, we talked about it Tuesday and we wanted to get verification from you. What do you specifically want the Landmark to do?

Don Fawson - So, I think at this point, as we talked, just to be able to get the required volume without having to bring that 10" across the road, if we connect the 6" and the 8" crossover pipes that should pretty well take care of that. It's not that difficult to do at this point, they are right there.

Steve Newby - I have to get with a Clint, honestly, because we had talked Tuesday, and I don't know where we are at on that position. I've been tied up with the city and in Washington City with stuff the last two days, so, I'll have to get with him.

Don Fawson - All right.

Kurt Allen - So, for my benefit can you explain to me what we're talking about?

Mark Osmer - We've got a crossover on Silver Reef Road and Main Street and then another right opposite the Post office, there's another one that goes from the Post Office across to Roundy Mountain Road and then there's another crossover like 200' to 300' south from there.

Don Fawson - Coming under the freeway it drops from 10" to an 8" pipe but we have the new 10' pipe on the East side of Main Street. We're going to go back and feed the 10" across the highway into that 10' that we're running down the road. But we thought, since we've got that 6" pipe and we've got this additional 8' pipe that are already under the road, if we just tie those two into that 10" that may just eliminate the need to bring that 10" all the way under the highway. Does that make sense?

Kurt Allen - yes.

Steve Newby - So, you're saying you want to tie back into the service line that goes down Roundy Mountain Road, because the plans shows tying to the service that goes down Roundy Mountain and that is an 8".

Doris McNally - Do you agree with that, Mark?

Mark Osmer - Yeah, well, we're going to tie in down at Vista Avenue as well, aren't we?

Kurt Allen - Yes, we will.

Mark Osmer - So there's another 8" tie in down there. We have no services on that 10" coming down to Vista.

Don Fawson - So Vista is only a 6" line going down Vista.

Mark Osmer - It's an 8" coming North and South, and then a 6" going down Vista.

Don Fawson - Is that a 6-inch crossing the road at Vista, or is that an 8"?

Mark Osmer – 8". That was new. We installed the 8". So, the 8" joins the 8" on the other side..

Kurt Allen - So, we're going to bring Silver Reef Rd. across and connect into the 10", right.

Mark Osmer - That's my understanding. We were going to go from where Landmark hooked to the 6". We were going to come across the UDOT frontage road and join into the new 10" line. So that would give us a 10" all the way from the I-15 underpass to the new 10" on the East side of Main Street.

Don Fawson - Are they still talking about doing that.

Mark Osmer - Yeah, as far as I know they will be. Then you wouldn't have to tie into the 8".

Kurt Allen - That's important that we tie that 10" into our new 10".

Mark Osmer - I think so.

Don Fawson - So, Steve, just to kind of explain this discussion we're having, Mark is saying that we were going to tie that 10-inch coming under the freeway all the way across and tie it into the 10-inch.

Steve Newby - At Silver Reef?

Mark Osmer – Yes, at Silver Reef. Then we don't need to tie in the 8".

Steve Newby - Yeah, that's done already, that's what we did that night.

Mark Osmer - But we have got to go further across because we only tied into that 6" line. So, we need to go across the road and get to that 10".

Don Fawson - That would be better.

Mark Osmer - That would be better. Then you have 10" to 10" all the way.

Kurt Allen - That's what we need to do.

Don Fawson - Rather than join the crossover at Roundy Mountain. We won't need to do that.

Larry Bruley - That's what we were talking about earlier. I think what we were talking about the other day. We were taking about taking this whole piece out. Are you saying not?

Don Fawson - Are you saying that you had already discussed taking that 10-inch from under the freeway all the way across and tying it in?

Larry Bruley - No Sir, this is over at Roundy Mountain. Directly in front of the post office.

Don Fawson – Yes, I know that.

Mark Osmer - So, I think it was going to be our job to tie the 10", not Landmark's.

Kurt Allen - May I suggest just for Layna's sanity for the minutes, should we have a discussion after this meeting?

Don Fawson - Yes, let's do that, let's have an engineering discussion on this part later. We do need to sit down and all be on the same page, whatever it is.

Steve Newby - I agree and that's why I'm here with the plans.

Don Fawson - So, can you, Steve kind of tell us where we're at now? Larry, me, Mark, and Steve, met Tuesday and with the Landmark crew on the progress of the line installation. Where they expected to be in the Town and what has actually been accomplished. I know that people are frustrated with the wait time on the lights, but on the other hand these guys can't get any work done with people passing by all the time. So that's the reason for the wait time. So, any prognosis on when you're going to be, say passed Vista Avenue where you hopefully get two way traffic flowing?

Steve Newby - Yeah, we're making a couple of changes in construction hopefully, on Monday. So, if we get those changes done, it'll be about 3 weeks I would say to get to two lane flow, maybe less. Two to three weeks to get to that junction of UDOT and the County where and that crossover for the pump house section and we start coming in from the South.

Don Fawson - OK, what about from the North down?

Steve Newby - It depends on how much rocks there are.

Larry Bruley - Definitely going to be when you hit Vista there. There's that little mountain.

Steve Newby - There's that little mountain that comes across there, yes. The road is going to start widening there at Vista. So, as soon as we get past that we hopefully will get rid of the lights a little bit.

Brant Jones - How much longer for completing the Frontage Rd. north of the I-15 interchange?

Steve Newby - We got it paved Tuesday so I will get with my super in the morning. I get phone calls and texts and hammered on Facebook, so.

Brant Jones - appreciate it. Are you close?

Steve Newby - Yeah, we're close.

Kurt Allen - It's paved, you just need to stripe it.

Steve Newby - Just need to Stripe it from the Silver Reef Road on up. We're trying to decongest a lot of that because, we get too much going on there and people are going to be running it out of frustration. We had an incident last night with an auto and a worker on the South end, so I know people are frustrated, but we've got to watch for our safety. I got my machine guys that need to watch for your safety as well. If we get too much traffic congestion people start running everything, it's just going to cause problems. That's why we kind of slow that down. But we know you can't block off a residence or emergency vehicles.

Kurt Allen - There's certainly a challenge, Steve.

Steve Newby - That North intersection is challenged.

Kurt Allen - A lot of us understand. Is the individual that got hit, OK?

Steve Newby - Yeah, He's OK. It's just not the best configuration, I understand it, frustration, but we're trying. It's a difficult intersection.

Don Fawson – Well, we appreciate it, Steve.

Steve Newby - I know, we're trying.

Don Fawson - We do appreciate working with you and the Landmark crew. Good people trying to do what they need to do. So, Brant, anything with LWC?

DISCUSSION

LWC [Brant Jones]

Brant Jones - Yeah, busy time for the LWC. Everything's kind of powering up and balancing the water and the valves. But the system seems to be running well and overflow coming in. Thank you for that. Plenty of water currently. So, no reason to turn on the well. We are feeling more and more that people are feeling the increased billing schedule of LDWA and so they are looking for agricultural water. You are welcome to just push them to me and I can talk to them about that. But there's no way to make more LWC water, so they have to buy it from a current LWC shareholder. I can explain that to them and maybe help look out for Shares if anything becomes available.

Doris McNally - Brant for clarity. My understanding is that first right comes to people who are already LWC customers, right? And since we are an LWC shareholder, we would be in the queue.

Brant Jones - Not necessarily, an individual can put their share(s) up for sell. The problem is the State allocates where the boundaries of the Leeds Water Company water can be used and so if you go outside those boundaries and buy it then they legally can't use that water.

Doris McNally - I thought I heard at one time that LWC water shares had to be sold, or the first offer, had to be to people within the LWC. That's why I was asking.

Brant Jones - The other thing is the delivery system of the pipelines. Let's say someone buys share(s) somewhere outside the LWC infrastructure boundaries and then says we expect you to deliver us the water because we own a share. That's not the way that works. So, the best thing would be for someone residing within Town preferably a current shareholder could easily utilize it and prove up on the water. That would be the best. Unfortunately, the LWC meeting that was planned was postponed, mostly because Tom's out of Town and he couldn't be here. So that meeting has been rescheduled for later this month to discuss the agreement between the two companies (LDWA & LWC) to finalize that and get it implemented.

Don Fawson - Can I make a request? And that would be that, if in fact, LWC schedules a meeting with the State Engineer to invite us? I don't think there's anything secret that would happen. The one time that we did go up and meet with Nathan Moses, all together, both companies were able to ask questions and get answers and everybody on both sides heard the same thing and were able to ask clarifying questions. There was nothing contentious, just information that helped us move forward in a positive way. So, I'm just going to make that request.

Brant Jones - Yeah, I think as far as any of those meetings that may affect both companies that's wise. There might be something that just affects the LWC.

Don Fawson - We would appreciate being involved when it involves both companies. All right, Kurt, any updates on any of these projects.

DISCUSSION | **LOAN PROJECTS [Kurt Allen]**

Kurt Allen - To be honest, we're getting frustrated with the BLM and Forest Service and their lack of activity. We did get a call from Susan at BLM a couple of days ago, so that was a positive. She hasn't made very many phone calls coming our direction. It's been us trying to get hold of her and get some activity going. So, Riley and I are going to be meeting with Susan at the BLM this week, I'm not sure what that discussion will be, because I haven't talk to Susan the last couple of days since she called us. So, we are hopeful that she's got some good news for us, and we will follow up on that. Riley and I will get with her and make sure that we take advantage of whatever progress there may be there that may get some kind of positivity. It has been frustrating working with those two entities. We've got to start asking more questions or being more proactive or something to get them to be more responsive. We're just having a hard time getting them to move and I'm sure everybody can appreciate that.

Don Fawson - Yes, with the little contact I've had it has just been that same thing. It almost feels a little bit like stonewalling, and I hate to say that, but that's the way it feels.

Kurt Allen - It kind of does. I think the positive discussion on our projects is the fact that we do have our funding in place and it's just real close. It's just real close to being able to have everything signed and turned in and appreciate all the efforts by Layna and Doris to get that completed. I know it's been a lot of paperwork.

Brant Jones - Maybe I can make a comment to that topic, since we have the ranch up on the mountain, we have the road that goes through BLM and Forest. We have some interaction with both of them and I also have interaction with the guys that were working on the road up there constantly and because of those being public lands their Office is probably under the gun with a lot of like the NEMA process and public opinions and there's a lot that goes on and they get frustrated with it too. I'm sure it's an extensive process just to scratch the road. There's a stack of papers a foot deep to just push a rock over on public land, especially the Forest Service. Hopefully we'll know.

e) SHAREHOLDER COMMENTS

DISCUSSION | **SHAREHOLDERS**

No Comments

VIII. MOTION TO ADJOURN MEETING

VOTE | MOTION TO ADJOURN: Kurt Allen | SECOND: Brant Jones
MOTION APPROVED: Unanimously

ADJOURNMENT: 8:39 PM



Layna Larsen | Corporate Secretary

Don Fawson | President



LEEDS DOMESTIC WATERUSERS ASSOCIATION

PO Box 460627, Leeds, UT 84746-0627

PHONE: (435) 879-0278 | E-MAIL: LDWAcorp@infowest.com | URL: www.LDWAcorp.org

2024 MEETING OF THE BOARD OF DIRECTORS CALENDAR

DAY/DATE	TIME	LOCATION	HELD
Wed., January 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Tues., February 6th, 2024	7:00PM -- 8:00PM	Cosmopolitan	<input checked="" type="checkbox"/>
Wed., February 21, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., March 20, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., April 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., May 15, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., June 19, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., July 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., August 21, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., September 18, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., October 16, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., November 20, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., December 18, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>

[Leeds Town Hall is located at 218 N. Main Street, Leeds, UT 84746]

STANDING AGENDA

1. CALL TO ORDER <ul style="list-style-type: none">a) Roll Callb) Prayerc) Pledge of Allegiance
2. ANNOUNCEMENTS <ul style="list-style-type: none">a) Consent Agenda<ul style="list-style-type: none">o Acknowledgement of Meeting Noticeo Vote to Approve This Meeting's Agendao Vote to Approve Previous Meeting Minutes.b) Declaration of conflict-of-interest
3. OFFICERS REPORTS <ul style="list-style-type: none">a) President's Report [Don Fawson]b) Operations (Field) Report [Mark Osmer]c) Office / Finance Report [Doris McNally]d) Administration Report [Kurt Allen / Brant Jones / Larry Bruley / Dan Brown]<ul style="list-style-type: none">o Update on System Projecto LWCo Field Activitieso Cross Connection & BackFlow
4. SHAREHOLDERS COMMENTS <p>No action may be taken on a matter raised under this agenda item. Shareholder must step to podium to make comments. (Three minutes per person)</p>
5. ROLL CALL VOTE TO CLOSE MEETING



MINUTES

DATE/TIME/LOCATION:	May 15, 2024	7:00 PM	Leeds Town Hall
TYPE OF MEETING:	Board of Directors Meeting		
NOTE TAKER:	Layna Larsen (Corporate Secretary)		
ATTENDEES:	Board Members: Kurt Allen (VP), Doris McNally (T), Brant Jones (M), Larry Bruley (M) Staff: Layna Larsen (Corp Secretary), Mark Osmer (Field Operations Mgr) Shareholders: Susan Savage, Terry Allen, Jerry Hartison, Michelle Peot, Cindy Neubauer, Jared Westoff Guests: Riley Vane (Jones & DeMille)		

Agenda Topics

I. CALL TO ORDER [Kurt Allen @ 7:00 PM]

CALL TO ORDER	I'd like to Welcome everybody here to our Board Meeting. It's May 15, 2024 LDWA Water Board. We will Begin by having the invocation by Doris McNally and then Larry Bruley will lead us in the Pledge.
ROLL CALL	PRESENT: Larry Bruley, Brant Jones, Kurt Allen, Doris McNally I'd like to recognize that Don Fawson, our president, has asked to be excused he is off on a family trip.

II. PRAYER [Doris McNally]

III. PLEDGE [Larry Bruley]

IV. CONSENT AGENDA & PRIOR MEETING'S MINUTES [Kurt Allen]

DISCUSSION	<p>Kurt Allen - Layna, did the meeting postings get put up?</p> <p>Layna Larsen - It was posted on the board outside of the Post Office, The board inside the Post Office, on our office door, and on our website.</p> <p>Kurt Allen - Thank you, appreciate your efforts there. We'd like to look at last month's meeting minutes and get an approval on those, I've got a little bit of change myself. I usually don't, but there was some confusion on some of the things that we did last month in the comments that I made that I think needs to be clarified. On page 8. There was a conversation going back and forth on what the project included as far as what our contract responsibility is for the material purchase and for the contractor installation. And the confusion was I didn't have both of the schedules in front of me at the time to be able to decipher between the two and so I apologize for that but let me clarify that tonight. Our contract for materials is with Ferguson supply and</p>
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	<p>that is \$521,259.53. That's our obligation for materials for the project on the 10-inch water main on the West side of Main Street that we're doing with the Conservancy district (WCWCD). The installation part of that that Landmark is doing, all of you are very familiar with Landmark, by now and their lights. Their installation portion of this contract is \$302,735.00. And the two of those totals up to be \$823,994.93. That is LDWA's total obligation for the 10-inch water main being installed with the Conservancy District. Are there any questions on that? We will make these schedules; the materials and the contracting schedules part of our official records post them on our website so everybody can see those. They have all the unit prices on them for your references. And you will be able to see what's happening with those. That is basically on page eight Layna for those revisions.</p> <p>Doris McNally - So Kurt, just for clarity, are you looking to modify the minutes from the last meeting, or do you want this to be captured in this meeting?</p> <p>Kurt Allen - I want this to be captured in this meeting and put on this Month's Meeting Minutes.</p> <p>Doris McNally - So, due to that I make a motion to accept the minutes that were sent out from last month's meeting. Larry Bruley - Second</p> <p>Kurt Allen - It's been moved and seconded that we accept last month's meeting minutes as they were written. And the corrected statements will become part of this month's meeting minutes.</p>
CONCENT AGENDA	Consent agenda consist of the acknowledgment the meeting notice was posted. It is also a vote to accept this month's agenda and the previous month's minutes.
VOTE	MOTION TO APPROVE TONIGHTS MEETING AGENDA: Doris McNally SECOND: Larry Bruley MOTION APPROVED: Unanimously
VOTE	MOTION TO APPROVE PRIOR MEETING'S MINUTES: Doris McNally SECOND: Larry Bruley MOTION APPROVED: Unanimously

V. DECLARATION OF ABSTENTIONS OR CONFLICTS [Kurt Allen]

DISCUSSION	DECLARATION OF ANY CONFLICT-OF-INTEREST
	Kurt Allen - Before we begin, we'll also ask if you have any conflict of interest relative to items in tonight's meeting?
CONFLICT	Larry Bruley, Brant Jones, Kurt Allen, Doris McNally – All No conflict

VI. ANNOUNCEMENTS [Kurt Allen]

DISCUSSION	Jared Westoff from SPE / Riley Vane from Jones & DeMille
	Kurt Allen - Thank you. We've asked Jared Westhoff to be here with us this evening and we've got Riley Vane here with us from Jones and DeMille. And Jared, we'll have you report to us after we have a few reports from our staff and then we will have you make a few comments, but thank you for being here both of you, appreciate that.

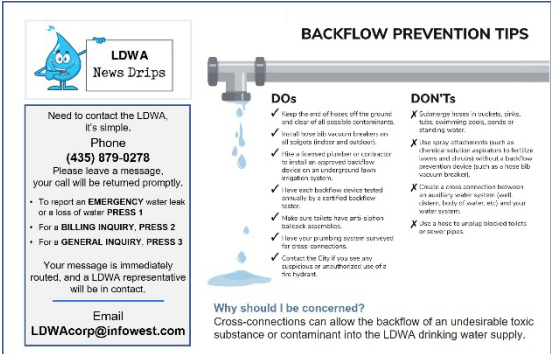
VII. OFFICERS REPORTS
a) PRESIDENTS REPORT [Kurt Allen]

DISCUSSION	Nothing to report
	Kurt Allen – With Don's absence from this meeting we will move forward with agenda

b) OPERATION / FIELD REPORT [Mark Osmer]


DISCUSSION	REPAIRS & MAINTENANCE
<p>Kurt Allen - Mark we will hear from you for field operations. OK, come on up.</p> <p>Mark Osmer - OK, so we passed our bacT again.</p> <p>I have been working with Landmark as they are installing the pipe, making sure that it's all done correctly.</p> <p>We had a fire hydrant that we had to repair down at Sullivan's Ranch, it was broken, so I got that repaired. We also installed some dual-check valves in meters around Town to meet our required 10% yearly replacement requirement. We got about 25 put in, so I have about 15 additional to do and then we will be up to date on that.</p> <p>Also, general maintenance, including keeping an eye on the tank. I've run the well a couple of times just to exercise it, but we're not using it. We are still on the Spring Water at the moment.</p> <p>Kurt Allen - So that's great, any questions for Mark?</p> <p>Doris McNally - No, just thank you, Mark.</p> <p>Mark Osmer - All right, Thank you.</p> <p>Kurt Allen - Thank you, Mark. Appreciate it. OK. Doris, would you give us the financial report please?</p>	

c) TREASURER'S REPORT [Doris McNally]


DISCUSSION	ANNOUNCEMENTS/BILLING/COMMUNICATION [Doris McNally]
<p>BILLING for APRIL was completed/mailed on MAY 1st.</p> <p>NEWSDRIPS The APRIL Invoices included an educational article on Backflow Prevention Tips.</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 PREVENTION TIPS</p> <p>DOs</p> <ul style="list-style-type: none"> Keep the end of hoses off the ground and clear of all possible contaminants. Flush hose bibs, vacuums, washers, all siphon devices and outdoors. Have a licensed plumber or contractor to install an approved backflow device on an underground lawn irrigation system. Have each backflow device tested annually by a certified backflow tester. Make sure toilets have anti-siphon backflow assemblies. Have your plumbing system surveyed for cross connections. Contact the City if you see any suspicious or unauthorized use of a fire hydrant. <p>DON'Ts</p> <ul style="list-style-type: none"> Submerge hoses in buckets, urns, tubs, swimming pools, ponds or standing water. Use spray attachments such as chemical sprayer, regulator, fertilizer, insect and drench with a backflow prevention device such as hose bib vacuum breaker. Disconnect a cross connection between an auxiliary water system (well, cistern, body of water, etc.) and your water system. Use a hose to unplug blocked toilets or sewer pipes. <p>Why should I be concerned? Cross-connections can allow the backflow of an undesirable toxic substance or contaminant into the LDWA drinking water supply.</p>

DISCUSSION	FINANCE [Doris McNally]						
<p>PAYCLIX In APRIL we had 95 shareholders paid their bills using this payment option. The total amount collected through PayClix was \$5,365.07. 56% paid via credit cards & 44% via Echecks.</p>	Credit Cards		Electronic Checks		PayClix®		
		Count	Credit Cards	Count	eCHECK	Count	TOTAL
	Jan-24	49	\$3,319.70	41	\$2,146.87	90	\$5,466.57
	Feb-24	51	\$3,478.14	41	\$2,392.82	92	\$5,870.96
	Mar-24	52	\$2,973.87	41	\$1,955.02	93	\$4,928.89
	Apr-24	49	\$3,011.73	46	\$2,353.34	95	\$5,365.07
		201	\$12,783.44	169	\$8,848.05	370	\$21,631.49


FINANCE [For the Month of April 2024]

	TOTAL INCOME			TOTAL EXPENSE		
	ACCT	BALANCE	% to TOTAL	ACCT	BALANCE	% to TOTAL
	Ord. OI:	\$20,728.23	91.4%	Ord. Field OE:	\$18,740.12	65.0%
	Other OI:	\$1,958.28	8.6%	Ord. Admin OE:	\$1,275.15	4.4%
		\$22,686.51	100.0%	Professional OE:	\$112.00	0.4%
				Labor Expenses:	\$8,696.81	30.2%
					\$28,824.08	100.0%

FINANCE [For Year-to-Date 2024]

	TOTAL INCOME			TOTAL EXPENSE		
	ACCT	BALANCE	% to TOTAL	ACCT	BALANCE	% to TOTAL
	Ord. OI:	\$89,193.55	84.9%	Ord. Field OE:	\$44,288.84	49.9%
	Other OI:	\$15,843.70	15.1%	Ord. Admin OE:	\$4,626.29	5.2%
		\$105,037.25	100.0%	Professional OE:	\$4,193.50	4.7%
				Labor Expenses:	\$35,603.07	40.1%
					\$88,711.70	100.0%

The LDWA's Banking Accounts [as of 05/13/2024]

	CHECKING ACCOUNTS			SAVINGS ACCOUNTS		
	ACCT	BALANCE	% to TOTAL	ACCT	BALANCE	% to TOTAL
	1 - Checking	\$50,732.52	6.6%	1 - Emergency Reserve	\$350,090.09	67.4%
	2 - Business Checking	\$716,932.56	93.4%	2 - Loan SRF-3F1892	\$78,952.85	15.2%
		\$767,665.08	100.0%	3 - Impact Fee Fund	\$90,052.21	17.3%
					\$519,095.15	100.0%

VOTE MOTION TO APPROVE FINANCE REPORT: Doris McNally | SECOND: Brant Jones
MOTION APPROVED: Unanimously

DISCUSSION GIS RECORDS [Doris McNally]

Doris McNally - Councilman Khol Furley, who is the Fire Battalion Chief for the Hurricane Valley Fire Special Services District contacted me last month to connect me with Kendrick Johnson also with the HVFSSD to share our system's GIS data on Hydrants. This was done on 04/24/2024.

Councilman Furley, then contacted me to assist the HVFSSD. It appears they were going through an ISO Insurance Audit and needed detailed information about the water systems & hydrants under their oversight. So, on 05/02/2024 I sent to Keen Ellsworth, District Business Manager for the HVFSSD, the data they required to meet the audit they were under from ISO. This not only included the detailed GIS data shared with Kendrick Johnson days earlier but also included details about our past 3 years Water Supply and consumption.

I want to once again publicly acknowledge Mark for the work he has done in documenting our systems maintenance records. In the past this was just an activity that occurred without records. It is very apparent that the details being captured have importance not only to our systems health but to others who rely on our system.

d) BOARD MEMBER REPORTS

DISCUSSION CONFINED SPACE ENTRY & HAZARD COMMUNICATION PROGRAM [Larry Bruley]

Kurt Allen - Larry and Mark have actually been working together on this and putting a lot of work to upgrade our field safety. And I want to commend both of them for that. We've purchased quite a bit of equipment lately, so that Mark and his helpers can be safe out there. It is imperative that we make sure that they all go home at night after they are done with their jobs. It is super important for us to have Mark and crew be safe. So, Larry, I'm going to turn some time over to you to talk about the two policies.

Larry Bruley - First of all thank you Kurt for all your work, Doris too, and Mark you guys are great. I really appreciate you supporting this effort. So, I think there may have been a little bit of confusion about the HAZCOM and the confined space programs that were originally given to us from UOSH. It came directly from UOSH as an approved template. But I think when we kicked out all the Gobbledygook it's actually not that bad in the interest of being able to move forward and continue with Part B of this project which is all the training for Mark and for me, a lot of which I don't know either. So, we need to sit down and review the requirements.

Larry Bruley - So, most of what we need involves MSDS sheets (Materials Safety Data Sheets) for chemicals we use. I'm not a fan of bureaucracy, so we just need to get them gathered. Does anybody else agree with that? **(NOTE: MSDS sheets describe chemicals, their hazards and treatments for exposure)**

Kurt Allen - Just a few questions and concerns. I've read through these and I feel like they are just a little bit over our heads with the company, our size and granted UOSH, they would have you adopt the constitution if you let them and make that part of our policies too. But I felt like in the one policy where it is 125 pages long, they were trying to do that, and so have you skeletonized this down and refined it down just a little bit?

Larry Bruley - No, I have done nothing to this. Doris was the one who processed it.

Doris McNally - 125 pages Kurt? What you are doing is you are looking at the MSDS sheets? The MSDS sheets are like 90% of the document and from what I understand they did an investigation with Mark, and it is all the things they walked through at the tank and also at the facilities that we have, and they said you need to have MSDS sheets for this, this, this, this, and this, you know like, red tape.

Larry Bruley - It got a little convoluted and that led us to another subject that we are going to talk about in the not-too-distant future about having an agreement with Mark as far as his usage in the tank. But the problem that I had with Morgan from UOSH was that I could not make him understand that there were two different entities (LDWA and "Rocks and More") using this space and he kept getting segued. And I said wait a minute, I know what our MSDS files should look like and that's what I gave to Doris and Doris was kind enough to compile that portion of it.

Doris McNally - So each MSDS sheet may have anywhere from 5 to 10 sheets for 1 chemical component.

Larry Bruley - So if we got MSDS sheets on everything that's in that tank, they'd be this high. Because there's Windex, there's liquid nails, there's WD40, all the stuff that we don't use. So, what I did when I compiled the MSDS sheet is that I went through with Mark, and we figured out what it was that we use on a regular basis and that's all we have in here. So, we tried to analyze it as much as possible, but I'm inclined to just adopt this. I think once we got, all the Gobbledygook out of it, it's not that bad, it's wordy bureaucratic stuff I hate but it's an approved template and I think we should just move forward, adopt this and use what we need to use and don't use what we don't need to use and that's where I'm going with it.

Doris McNally - So, Larry you're taking on the responsibilities of training not only Mark but also the other people in the organization that need to be trained.

Larry Bruley - I will be training Mark and our other employees.

Kurt Allen - So that was my next question. It's really a burden on the safety manager.

Larry Bruley - I agree, it'll take a while because like you said Kurt, we're a little tiny company with only 7 vaults and probably three or four of them we actually go into on a fairly regular basis.

Brant Jones - So can I ask a question. So, you're asking to make this policy for the company or what?

Larry Bruley - Yes, that's correct.

Doris McNally - So UOSH is requiring this. UOSH came and they gave us the template.

Brant Jones - UOSH has the policy, right?

Larry Bruley - This is theirs.

Brant Jones - That is what I mean, so why are we rewriting the policy.

Doris McNally - We didn't.

Brant Jones - Why don't we just do our best to do what they ask.

Larry Bruley - That's exactly what I'm saying, Brant?

Brant Jones - Does putting it on paper and making a policy for our company give us higher liabilities.

Larry Bruley - I'll tell you what the real liability is, its ignoring this.

Brant Jones - UOSH is already there though, right? Can't we just work through what we feel like we need to be safe.

Larry Bruley - That's precisely what I'm trying to do.

Brant Jones - What is the Motion for?

Larry Bruley - We need to adopt this; we don't have it in place. So, this is a Confined Space Entry Program and Policy and Hazard Communication Program and Policy.

Doris McNally - And they came in and asked for those.

Brant Jones - OSHA wants our policy for those?

Doris McNally - They want to see us have policies on those two topics. So, we didn't have any. We never had any put in place. So, what we said is can you give us a template. And they said yes. So, we took their template.

Larry Bruley - Sorry, if I wasn't clear.

Doris McNally - That's OK, So I I'll make a motion, did you make a motion?

Kurt Allen - A Motion is on the floor already.

Doris McNally - I'll 2nd the motion with the understanding that this is a UOSH requirement that's being put upon us and you know most of the required documentation is really MSDS sheets and we are required to have.

Larry Bruley - The policies are not that bad. It is what it is, and you can't change that.

Kurt Allen - I'm still concerned about the burden that it is going to place on you and future Safety Managers. When you are not here who is going to take this over. Because it is quite a responsibility and this is just one portion of it, and you've got a whole page of things that you got to train the employees on.

Brant Jones - Could it be scaled down anymore?

Kurt Allen - Well I think it could be is my personal opinion. I think it could be scaled down and maybe just adopt what pertains to us and it is great that you went through and picked out the things that do pertain to us and scaled it down.

Larry Bruley - Well, actually Kurt, I'm not opposed to the idea of doing that, but I do know this that whoever does that it is not going to be me because I'm willing to accept this the way it is, but that it does get approved through UOSH. So, if someone is willing to try to trim the fat off this and turn it back in and say hey, will this suffice I'm not opposed to the idea. I'm just eager to kind of get going on it because it seems like we, you know, get stuck in a quagmire.

Kurt Allen - Those are my concerns. Brant, do you have anything else?

Brant Jones - I mean as far as I'm concerned it is over my head for working with UOSH and I don't have the experience you guys have with it. I'm just looking long term. And if we are in a big hurry, maybe we need some more discussion and we just pause for a minute. Do you feel like we need to get it through right now and you are going to take the burden of it?

Larry Bruley - If the board feels that this needs to be reviewed further and then maybe we should do so, but it would require probably a work session in and of itself, just to sit down and kind of go through this and figure it out. And hopefully maybe we can get something out of it. But once again I just want to reiterate that this was an approved template given to me directly by UOSH. I didn't pull this off the internet or something, it was given to me by Morgan and as most people know OSHA is a federally run program. They allow certain states to run their own program. In Utah we are one of those States that Utah actually controls that. So, this came right from UOSH it is not an OSHA thing, it's straight from our state. You know, I just feel like if we're going to do that, it needs to at least be run by someone. It needs to be UOSH approved, and they need to look at it and say OK, you guys have missed some important things. You guys have taken out some important things, it's great, love it, knock yourself out. But I don't think we should adopt it modified without having it looked at. That's all.

Doris McNally - Is there pressure from them to get something in place, Larry?

Larry Bruley - Well, I mean, you know, bureaucrats they want it yesterday, but I'm not feeling pressured. No, I'm not. You know, with my original communication after our meeting, I've had one communication with Morgan after that and he hasn't asked me for anything else, but he did ask me to do some things and I have done nothing, we've done nothing since that meeting, which is fine, I don't suspect they are going to come down and knock on our door because we didn't respond within a week or even a month or probably two months, whatever. I don't think we have a problem there. I'm not worried about it. It's just, we need to do it. We have the investment in equipment. We all agree that Mark and our employee's safety is an important paramount. We just need to get it in place and start doing it and like I said, I'm not a fan of bureaucracy at all but I get it. It's unavoidable, we need to do it, and it's really for the betterment of our community and for our employees so.

Kurt Allen - I think we all agree with you, Larry. I think if you are OK with maybe tabling this for a work session. I'd like to see you do that.

Larry Bruley - I don't think that's a problem. We're not going to get in any trouble. If we need time to review this and see if we can trim some fat, OK.

Doris McNally - Kurt, there is one person out there (in audience) raising their hand who might have input.

Michelle Peot - Just one thing, if these are state requirements, if you start trimming stuff away then it opens you up to liability. If something happens to one of the employees or contractors and you're not following the guidelines.

Kurt Allen - Let me make one thing real clear. I'm not saying trim it and modify it. I'm saying that we could adopt a policy that has the narrative in there that we need to address the issue, but then it refers to the code that OSHA has in place that has these 125 pages in there and so.

Michelle Peot - The MSDS attachment that's different, but then your employees are going to have to go also look up the code at the same time, so I don't know if that is efficient.

Kurt Allen - Well it's my opinion that if they want to know, they can go look up the code.

Michelle Peot - Well as employees for mandatory certification you have to be trained on protocols.

Larry Bruley - That is what we are going to do yes, The MSDS is a different subject, we just have to make them available. But this is particular to our business and every business will be different, this just happens to be ours. But yeah, that was the intent to adopt, these two policies and programs and then start training immediately.

Doris McNally - So, the other thing is, you know, because you write a policy doesn't mean it's etched in stone forever. You can modify the policy. So, if we implement it and we meet the minimum requirements that we are being told we have to, and LDWA has not met these requirements in the past, if we implement it and then let's say 6 months or a year down the line, all of a sudden through our lessons learned, we want to move this around or shift this a little bit or change the reporting we can always modify the policy, but not having a policy to me is the more concerning thing.

Brant Jones - Is the expectation that we provide UOSH with our plan.

Larry Bruley - No, this is their plan, this is their approved template.

Brant Jones - So, we're not presenting any of this.

Larry Bruley - We're not making up anything?

Brant Jones - We are just trying to figure out what this means to us.

Doris McNally - So if they come in to do an audit on us, which they will now that we are aware of us, you know, in reality, we've been going to the meetings, and they see us. They know we're out there and they see the work going on here. If they walk in and they ask us for a copy of our policies and plans and we don't have them. OOPS.

Larry Bruley - So those are fines that will start costing money if they decide to come in here and start dinging us on points, we are going to get beat up. It is just not worth it.

Doris McNally - So, I mean, from my feeling on policies for this organization is that it's better to at least have something and then learn from it, make modifications if we need to. But just kicking the can down the road, I think that is a more problematic issue. So, once again I'll support my second on this motion. I've read the document, yes, it's bureaucratic, and it's lengthy but the length is due to the MSDS sheets.

Larry Bruley - It is 90% MSDS sheets.

Kurt Allen - And I'm fine with that, folks, don't get me wrong, we do need to have this in place.

Larry Bruley - In the future we can review this when we have a moment to.

Doris McNally - I say that we enacted it and then go back if we need to.

Kurt Allen - So there's a motion (Larry Bruley), and I'll second again (Doris McNally). It was a good discussion. Been moved and seconded.

MOTION	MOTION TO ADOPT THESE POLICIES AND PROGRAMS SO WE CAN MOVE ONTO THE TRAINING: Larry Bruley SECOND: Doris McNally MOTION APPROVED: Unanimously
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DISCUSSION	LWC [Brant Jones]
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Kurt Allen - Brant, turn time over to you for any LWC business.

Brant Jones - Yeah, I don't have a lot there's a nonprofit business in town and I had an assignment to go over and try and help to try to figure out what to do to help drop the high bill, so I won't drop names, but I have been working with them more directly and it turns out they do have some LWC water. We are going to work with hooking them up and they will probably be able to use some of that water. They probably still have a leak, so we are investigating trying to get that worked out.

Doris McNally - Excellent, Thank you.

Kurt Allen - Thank you, Appreciate your hard work.

DISCUSSION	PROJECTS [RILEY VANE]
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Kurt Allen - OK, on projects. I'm going to let Riley come on up and talk to you about the projects. We've got some great news with the Division of Drinking Water. You can tell everybody about that.

LOAN CLOSING

Riley Vane - Great? Good news, we have the latest developments on that. We have been working very closely with Division of Drinking Water and their attorneys, and with LDWA's attorneys to get the loan finalized that was approved back in 2022, the end of November of 2022. For those who don't know, it is a process to get to this point and not just having the engineering in place, but a lot of the preliminary environmental work. All the agreements have to be reviewed and re-reviewed several times and we are anticipating a closing date on the 29th of this month. It will then be programmatic: So, the first allocation of funds will be for the Conservancy District portion that we are seeing right now. Then as these other projects go through their final clearances, those will be added to the list for the full disbursement of the 7.5 million. That allows us to do several things. One of the best things that it can do is it allows us to continue to program the priorities, focusing on the well, that's the biggest focus right now, getting that extra source up and running and then being able to adjust some of the stuff in Town. With the addition of this 10-inch water line, we've got a great water delivery system, but we also want to upgrade the supply side and the delivery on the East side of Main Street. But as you recall that could be scaled according to the dollar amount so that we can use the maximum that we can without going over our budget. So that's great news, great developments there on the actual projects themselves.

WCWCD Progress

Riley Vane - You certainly have seen the progress that WCWCD (Landmark Construction) has made in Town. They are approaching from the South side, getting pretty close to starting to put in the 10-inch. They are at Pecan Lane and they have already started on the North End LDWA Line, and we got some fun transitions happening in the middle by Vista where the pipe is turning and coming across the road. We've been working

closely with Mark and with Landmark to get their progress measured and they have got a great plan going forward. They are trying to do this in very smart portions so they can pave up to those and then open the road back up. I know that's been quite a hassle trying to navigate through Town. They are trying to do this in phases so you are not waiting for the full length of the project to be done before they pave. They are going to be doing it in portions. I know they are working as fast as they can. They want to get out of everybody's hair as fast as anything else.

BLM - WELL

Riley Vane - As far as the other projects, we have been working very closely with the BLM and we see some progress there, we are going to keep working with them to get the approval for the drilling and the approved new well house that will fit all the equipment.

Forestry

Riley Vane - As far as the Forestry side, they gave us verbal clearance that there's no archaeological issues to be concerned of. But we have yet to see that Permit come through and be formalized yet. We keep pushing and it's taking its time.

Larry Bruley - What portion are you talking about Forestry?

Riley Vane - So the Forestry portion is the 5 miles going up to Oak Grove Spring. So, the Spring on down to the first tank (Oak Grove Tank) is all on Forestry Land. So that all gets permitted through them while the Well portion is through the BLM.

Larry Bruley - Was there any conversation with Forestry about our gate, stuff we need to do at the top of High Desert.

Riley Vane - I've reached out and I haven't heard anything back about that as far as running the power line from the tank down to the first gate up here on High Desert. We've reached out to Greg over there at the Forestry, but haven't heard anything back, we will poke him again and see if we can get some response.

Larry Bruley - We are just trying to figure out what's on our original permit.

Riley Vane - Exactly. On the BLM side, it seems pretty clear. On the Forestry, it's a little less clear so we are just trying to get that guidance.

Doris McNally - If you can just make sure you reiterate, it is important because that's going to offer security as we have more and more people going up there to do work. Having that gate that way is going to improve security and hopefully slow down traffic of looky-loos and stuff like that.

Riley Vane - And then I would say in our close association with the BLM, they have indicated they love having that gate up there and they'll support it 100%. It is really important for them to have that for that first screen. So, I imagine the Forestry will feel the exact same way. So, we will continue that discussion.

Doris McNally - Just adding on to Riley's thing, so I sent a memo out to the Board. If you think the documents, you had had a lot of pages, you should take a look at all the documents that have to be signed, so there are 9 separate documents including the opinion letter from Peter Gessel. There was 1 component that was missing still, it's like herding cats, getting all of this documentation together. I received the document today, send it over to Peter Gessel which can be included. So, what we want to do is get all these documents reviewed and signed, final by the 26th. I'd like to get them even earlier so we can get them Fed Ex for the close, because we need to have the originals in their hand. So, that it is a lot of documents, and what I tried to do in this is very clearly identify who has to sign what documents and I even used color coding so that everybody could see who has to

sign what, Kurt, you have one document to sign. We also have a need for a public notary. Terry, maybe you can help us out with. We also have some other documents that Don's going to have to sign when he gets back. So, it's just going to be busy and we're going to just make sure this all happens. Layna has all the originals, so they have to be on the originals and then we have to make copies, so we have copies and also The Division of Drinking Water has Copies.

Layna Larsen - Who is signing for Washington County?

Riley Vane - I talked to Whit Bundy (WCWCD) today, and he's going to get that in the right hands. I stressed the importance of meeting that deadline. I'll follow up again with him tomorrow to make sure he's reached whoever is going to be signing on behalf of the WCWC District. So, I will be on that.

Doris McNally - So we literally will take it to them, and we will bring it back, hand delivered, and hand returned.

Riley Vane - I'll make sure they understand that,

Doris McNally - What happens sometimes is they take the copies, and they don't give us a copy back and then we don't have one in our files. So, we really need to make sure that we have a hard copy and an electronic copy. So, we'll scan them when they come in. So, that's just so you see that e-mail that went out from me. That's just keeping you guys updated on the progress because there is a lot of moving parts with this.

Kurt Allen - OK, just a couple of things. We might want to mention that there's been one change order, to my knowledge so far that's been a deduction from the contract.

Riley Vane - Correct, working with Civil Science closely, the District's Engineer, most likely miscommunication I guess, but we identified that there is that leg of Pipe between Vista and Silver Reef on the east side, that's newer than we thought. And so, we don't want to rip that pipe out, we want to keep it in place, we will just have the added benefits of the 10-inch to supply the fire flow that is the primary concern for getting that 10-inch in there. So, we will have two very good lines going down from Vista to Silver Reef. We will leave that in there. We've instructed Civil Science to work with Landmark to give the credit back on that pipe removal.

Doris McNally - So, we will get a credit back on that portion of the project that's not being done. If we can get that in writing and make sure that we just have that right.

Riley Vane – Yes.

Larry Bruley - Riley there's also that looped piece on Roundy Mountain. It was on the original plans, and it got taken off.

Riley Vane - Exactly. That was part of that same plan because that existing lines going to stay there, we didn't have the need to Re-loop that. You're exactly right.

Larry Bruley - That will be part of that change order. Credit Back?

Riley Vane - Correct. Yes.

Kurt Allen - So that will be a substantial credit back.

Doris McNally - I just want to make sure we keep on it. So, thank you. That's the treasure in me speaking out.

Riley Vane - We want to make sure it doesn't get lost.

Kurt Allen - So Riley, you've got on-site inspections going on. How often and how's that going?

Riley Vane - We've been out on site about three to five times a week. Besides just general conformance, you know we have been checking in with Mark and making sure he feels enabled to, you know, call a stop on construction in case he sees anything out of whack or not in compliance with the plans. We have also been documenting all of the quantities to make sure that Landmarks pay request actually matches what they have installed. And that has been going pretty well. We are working closely with Civil Science on that. We have been keeping at this point for this project a lot of photo documentation and those quantities are all held in a Pro-Core file. It's a cloud-based software for construction management that will carry through all the phases of the project and at the end, both Jones and DeMille, myself, and LDWA will have a copy of that file as the construction record. It's really vital. So, these pictures that we're taking almost daily are really critical for maintaining that record going forward. So, in the additional phases of the projects, we will take on a more active role since the Conservancy District is driving this portion and we're making sure everything is constructed according to our standards. I understand that they have their on-site inspectors on 24/7. So, as long as construction is going, they will have somebody on site and they're ensuring that conformance is happening with the plans. We will take that active role with the other projects where we're not working with the Conservancy District.

Kurt Allen - There's some good oversight. My point here having you explain that is there is some real good oversight over the project the Conservancy District is doing. It's being double and triple checked between the Conservancy inspector, Jones and DeMille Inspector, and Mark and so as far as we are concerned Landmark's doing a great job and we hope they continue. They have had some questions on services, how to extend the services over into the adjoining lots to the West, and I suppose we got that figured out. Did we Mark?

Mark Osmer - Yeah, they are not going to do any services until they get down by the store, basically all those services north.

Larry Bruley - Then they will just stub to the meter or near the meter.

Mark Osmer - They are going to go on the North side of every meter.

Kurt Allen - Set a standard there.

Larry Bruley - A Corp stop in the ground and then secondary, So, we can charge it at our leisure.

Mark Osmer - Yeah, exactly.

Kurt Allen - So there will be what we call a pigtail for everybody's reference, coming up out of the Corp-Stop (valve) out of the ground, they will bury that and then they will have a pigtail and Corp-Stop stick out of the ground, so they can flush out of it, you know, get the air out of the system. And then we'll know where it is at. They are going to standardize it by putting it on the north side of every meter barrel. OK. Any questions? Thank you, Riley.

DISCUSSION	SILVER POINT ESTATES [JARED WESTOFF]
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Kurt Allen - OK, Jared you're on. We've asked Jared to be here to give us a little update on the Silver Point Estates. It's been quite a while since we've talked and communicated and so the one thing that I think is foremost on our minds it's that it is coming up on one year since the "Will Serve Letter" has been issued and so we want to make sure we discuss that here.

Jared Westoff - Thank You, before I jump into that, I just want to comment about watching Landmark put this water line in. Seeing the challenges that they have hit, I think they have been doing a pretty impressive job seeing all that rock they had to get to, to get to the bury depth and what they have had to go through. Just being around construction quite a bit, watching what they have been dealing with, they're doing a good job. I get it, the lights are frustrating and all of that, but seeing the challenges they have come into and how they have brought in the bigger machine and all the different adjustments they've made to move the project along is actually from my point of view, quite impressive. If I ever have a project of that size, I know they'd be on the list to bid the job.

Kurt Allen - They are going to be very interested in our projects as well, so, you might be seeing them around here for quite a while.

Jared Westoff - Well, I appreciate being here tonight. Yes, we are looking for an extension of our Will Serve Letter. Just as an update. We really appreciated the diligence of this Board digging into the issues that the Silver Point property represents and presents. It's complex and there's quite a bit of information out there that is easy to misunderstand. So, we appreciate the diligence of getting good experts to decipher the data and figure out how we can do this project safely. Our number one concern is to do a safe project, and an attractive project, and a place that people could really enjoy living that would be an asset to the community and bring in ultimately other good people to the community. Like those we already have here in Leeds and in the Silver Reef area. We're excited about the project. Shortly after receiving the Will Serve Letter, we were able to get a Will Serve Letter for Sewer from Ash Creek. It became quite frustrating after that because we were not able to get reasonable or decent communication with the Town. Not, on the work meeting or what I would call an administrative meeting and they wouldn't let us get on the legislative meeting, which is a public meeting, and it was really quite frustrating. That led us to saying, well, if we're not allowed to talk, and we're not allowed to work through issues, we're not allowed to actually even figure out what the issues are that's not allowing the conversation. We had to turn to a "Disconnect Petition" (to de-annex from Leeds). So, we spent quite a bit of time actually drafting a complete Disconnect Petition as if we were going to the District Court because we were not able to have a conversation. We didn't even know what was going on. So, when we got ready to file that Disconnect Petition and then the Town reached out and said, "OK, we're willing to talk."

Doris McNally - Jared if I may. I just want to make sure. A Disconnect Petition is a de-annexation?

Jared Westoff - Correct. Thank you.

Doris McNally - I know some people don't know that term, I apologize for interrupting.

Jared Westoff - No, I appreciate you doing that. I live in the legal world and sometimes forget that the legal term for a de-annexation is a Disconnect and there is no legal term for de-annexation. But what is more easily understood is the term de-annexation. So, we meet the criteria for the Disconnect if we needed to do it. That's what we are willing to do. We are actually quite happy at the moment because we're having some administrative, what I would call administrative level meetings and preparation for understanding what the issues and some of the concerns are so that we can actually get into a public forum and get to the issues just like we did with LDWA. So, we're encouraged, we're hopeful, we appreciate where the Town is at in allowing discussion and we hope to be in the public format soon so we can get at the issues with the Town and with the public. We are excited about that and for that reason we would request an extension of the Will Serve Letter because there hasn't been a lack of effort. We have been working really hard. We have been beyond confused why we're not allowed to go forward with where we feel we've met the requirements and should be able to go forward on a bonded, recorded, plat. But, nevertheless, we are where we are and we're talking and one of the nice things we are talking about with the Town is actually ultimately adjusting the plan. So, even though we

would be requesting a Will Serve Letter, we would later need to come back and refresh it and update it, with hopefully a new set of construction drawings. Some of the things that we are working on is, we would like to see us keep that low overall density of at least one unit per acre but more of a cluster type development where we pull the development off the hill. We are proposing moving the development in places that transfer density. So, we'd like to leave about 80 acres of open space plus or minus and have a very nice trail system for either just the development or the development and the Town. Those are issues that we'll figure out as we go through the process. You know, I think there's some that are concerned with the views from the top and there's some really nice spots there that are flatter once you get on top which would just would be incredible view lots. But I think there are people that are concerned that might hurt their view from where they are at, and so we are willing to remove those. We'll just have a trail system up there and we won't put homes up there. We'll put them down here in the flat obviously, paying attention to the environmental concerns. So, we are hoping that ultimately, we come back with a whole other improved plan. You know a different set of construction drawings, and we would be ultimately updating the Will Serve Letter to a better development. So, I'm just rattling quick, hopefully I covered it.

Doris McNally - I have some questions if I can. It's been a while since we talked. So, Josh Wagstaff, the gentleman who was here? Is he still on the project? What is his role? Because I know you at one time said he was going to come and keep us updated, and we haven't heard from him in a while.

Jared Westoff - He is still the project lead. I hope you could appreciate that some of our meetings are less than fruitful, so he lives up north and so I end up doing the meetings because I live here.

Doris McNally - And Jared this is really a question for me, what is your official role within the development?

Jared Westoff - I'm a partner.

Doris McNally - You're a partner, OK. that's good.

Jared Westoff - Yeah, and so is Josh.

Doris McNally - Oh he is? OK. Alright.

Jared Westoff - Yeah, he's a partner and he's the project lead on it. Josh is extremely detail oriented and diligent. He's got a master's degree in real estate development from the University of Utah. He is one of the best.

Doris McNally - And I just have a few questions which will come to me quickly. I had heard that there was a potential of a redesign of the layout where you are going to put all the homes on the flat level and not go high. Are you saying that you would change the makeup of the parcels where they'd be smaller parcels and single-family homes to accommodate this cluster dwelling or...

Jared Westoff - Yes. So, one of the ideas is, if we can make a bunch of open space where people, there was a constant concern brought up that - well if that person has a half-acre lot or an acre lot what happens if they are bored on a Saturday and go decide to dig a hole or they want to put a swimming pool over there, how do we monitor that? So, the idea is to create a building envelope so it is nice and tight and everything else is owned common space, so it is a lot harder and almost impossible for anybody to touch it.

Doris McNally - So similar to my HOA, you have a parcel and then you have a building pad, and the building pad would be where they put the structure.

Jared Westoff - The difference being the building pad becomes the parcel and everything else is open space, but you still keep that overall density of like say, one unit an acre.

Doris McNally - I also know you have a role with Ash Creek.

Jared Westoff – I work with Ash Creek all the time.

Doris McNally - So maybe you can update us, because we hear a lot of things too. It would be great to hear what's going on with the sewer system. We have heard that initially it was going to be coming through Town and now we are hearing it's coming down through Anderson Junction. So, could you update us. I mean we have the horse's mouth right here, so we might as well hear from you what is going on?

Jared Westoff - Well, I'm one of the horses, I guess. So, I'll say it's quite fluid and everybody's trying to figure it out, but the fluidity of the sewer situation I think is settling a little bit and, but I don't think it's totally set, is that fair? So, we had spent over \$30,000 designing the sewer all the way through Leeds and up into Silver Reef and we are quite dismayed that it was pretty much rejected without even being heard. So, we, as you might know, our development company has two developments on the South end of Town. And we are no longer trying to bring sewer through Leeds. We are going to service based off the Will Serve Letter we got five years ago. Just those two projects we've been always trying to be community minded actually hurts my brain because that's how we develop and part of the reason we are successful is we don't just look after our projects. But without a partner that's willing to be reasonable, we are just going to design our system and service those two projects on the South. The sewer up here for Silver Point will likely go north in conjunction with what Grapevine Wash is project. So, it really works to where that project could go either way. So, we have just elected to go north because we think it is less disruptive to Main St. which has plenty of disruption now. So, is that helpful?

Doris McNally - So, if I remember correctly, the Will Serve will probably expire in August.

Layna Larsen - I think it was July, but the first one is free after that it's \$100 for each one. So, you might want to wait till you get closer for your second one.

Doris McNally - Also it might be better if you had a better understanding of what your plans are, so you don't have to go and revise it again after you just did it. When do you think the timing of all the things, the moving parts that are going on now, when you do the re-up that you'd be able to offer those modifications at that time or not?

Jared Westoff - I think when we think through what the public process is going to look like on the Town side, it's going to take a little time. I mean, we need to have public meetings and we need to have the discussion with the public officials, we need to have public hearings, and get public input. So, I think the fastest we are looking for approvals from the Town would be at the earliest, if we were like lucky, would be late summer, but it's likely early fall. So, I think the cost of updating the Will Serve Letter to us is fine. We would rather extend it and protect our current entitlements and then be able to swing back around with an updated plat, just the cost of doing business. I appreciate you looking out for that though. If that timing worked, that would be obviously the best way to do it.

Doris McNally - That would be just easier because then you'd have to go back and forth and shuttle.

Kurt Allen - Unless the Board feels different may I suggest that we put the Will Serve Letter renewal on next month's agenda since we're not up against a time limit here that we can consider that to be on the agenda next month.

Doris McNally - That would be good, and really please feel free to come and join us and you know I think the big thing here is that there is not always an open communication between Town and us about what is going on. So don't assume that Town knows that we know, and we'd appreciate that transparency as you go forward.

Jared Westoff - That sounds good. I think with us focusing so much on the Disconnect would explain why we weren't giving constant updates because there was just an unbelievable frustration with not being allowed to on Town agendas, or in an administrative setting. I would bring up a couple items on the cleanup. As part of our site management plan, we do an annual inspection. You may have noticed that there was quite a bit of work up there to make sure we were keeping up with that annual inspection and the requirements so that there were some areas that we covered more. There was a big boulder that was missed and that was radiating that we were able to take care of. Anyway, so that based on the site management plan, we went through the inspection, then we followed through on what was required based on that cleanup or the further efforts to cap. Additionally, we recently hired an environmental firm to come out and do a bunch more testing on the land that is outside of the current clean up area. And we will be sharing all those results with you guys, and we've got independent lab results and field test results and so, we'll share that, and we would expect that if you guys have any questions that you'll get third party review of it.

Doris McNally - I had gone to a Town Council Meeting and the Mayor mentioned that aside from your engineers, your organization had offered to have Town identify an individual to also participate, has that happened.

Jared Westoff - The Town was not able to find a separate consultant to follow, but they are looking for that consultant that would review all of the tests. OK. And we did send them off to Third party labs, so they're out of our control.

Layna Larsen - The Will Serve expires June 21st.

Doris McNally - Yeah, we're fine till the next meeting.

Kurt Allen - Yeah, the next meeting's going to be June 19th. And, and I didn't mean to just railroad that into next month if the Board would like to address it.

Brant Jones - I believe the ball is in your court, right, we are not the driving force of this. So, if you're ready and you want to get on the agenda and present it.

Doris McNally - I think we get them on the agenda. Don will be here also.

Brant Jones - At your request, yeah.

Jared Westoff - We'd like to see that. Can I jump to a request that you guys look at your water fees and I've got some concerns.

Kurt Allen - Yes, you may jump to that.

Jared Westoff - I put together this little spreadsheet to help illustrate the point.

Water Fees without Regional Water Supply

	WATER RIGHT	3/4" IMPACT FEE	CONNECTION FEE	CULINARY WATER SHARE	REGIONAL WATER SUPPLY FEE	TOTAL	% OF LDWA
LEEDS	YES	\$ 6,950.00	\$ 3,030.00	\$ 9,417.00		\$ 19,397.00	100.0%
HURRICANE	NO	\$ 949.00	\$ 550.00	\$ -		\$ 1,499.00	7.7%
TOQUERVILLE	NO	\$ 3,390.00	\$ 500.00	\$ -		\$ 3,890.00	20.1%

Water Fees with Regional Water Supply

	WATER RIGHT	3/4" IMPACT FEE	CONNECTION FEE	CULINARY WATER SHARE	REGIONAL WATER SUPPLY FEE	TOTAL	% OF LDWA
LEEDS	YES	\$ 6,950.00	\$ 3,030.00	\$ 9,417.00	\$ 13,500.00	\$ 32,897.00	100.0%
HURRICANE	NO	\$ 949.00	\$ 550.00	\$ -	\$ 13,500.00	\$ 14,999.00	45.6%
TOQUERVILLE	NO	\$ 3,390.00	\$ 500.00	\$ -	\$ 13,500.00	\$ 17,390.00	52.9%

And I think jumping into the history of why this has become where it is might not be productive because then it could get lost on personalities. But I think it is worth saying this needs to be addressed. And this got totally out of control by a prior Board on LDWA fees. As you can see, the comparison of what water would cost in Leeds compared to Hurricane or Toquerville is astronomical. And I would point out that the impact fee law in the state of Utah is meant to make sure that utility companies don't get out of line with charging people for services and their connections. So, connections are supposed to be connected to actual costs and so, I get this impact fee of \$6,950. That is within reason of what we see in a lot of communities around the state. The connection fees, unless you're like got some gold pipes or some super expensive guys putting in the lines, I don't see how \$3,030 dollars is typically possible for connection unless you are running a lateral a long way and most utility companies have a provision of your lateral can run so far and anything over that then is an add on, say if you're on a huge lot or something. But you can see Hurricane is charging \$550 bucks and Toquerville is \$500 for a connection fee and LDWA is \$3,030. At one time, LDWA's impact fee and culinary water share fee were one fee and somewhere they have split it and so now there is a \$6,950 fee plus a \$9,417 fee to become, I think that means you get a share within the company. And I'll point out that for certain lots you also have to buy a water right or bring a water right and that cost isn't added up here. But you're at \$19,000 where Hurricane is at \$1,499 and Toquerville is at \$3,890. So, Hurricane is 7.7% of what Leeds charges and Toquerville is 20% of what Leeds charges. This is a concern. And then I'll look at, even if you add the Regional Water supply fee into Hurricane and Toquerville, they're still below Leeds with Hurricane being \$14,999 and Toquerville will be in at \$17,390 and Leeds is sitting there at \$19,000.

Layna Larsen - LDWA does not have a Regional Water Supply Fee.

Jared Westoff - I'm aware of that. Then that's illustrating my point. You don't have any of those impacts and yet you're still higher. And you don't have any of those supplies, so I recognize you don't have it. I put it in here to show...

Layna Larsen - You put it here in the total though. Yes, if you go through our total list, 19 versus 14 and 17. So you are only \$2,000 difference instead of \$15,000 difference.

Jared Westoff - But you really are that far apart because you don't have any of the impacts of supplying Regional Water. So, the point was, if you ever had to have it apples to apples was to show your comparison. And it's not saying that you are charging it, it's just to show that if you did add it, you don't have any of those expenses and yet you are charging more. So, I think it needs to be looked at and evaluated. One thing that's of real concern if you get into your Articles of Incorporation LDWA impact fee and then your purchase of the culinary water share fee used to be the same fee and now it's split. One thing that really

bothers me that LDWA has done in the past is it really preyed on people that got behind on their bills and lost their homes, especially in the downturn. I could go do the research, but it's over 20 people. If you were a public service LDWA would be governed by the Public Service Commission and LDWA would be in a lot of trouble. I know this because I ran a public service governed water company for over 13 years, and you're not allowed to re-charge your impact fee just because somebody got behind on their fees. You can only charge administrative costs and actual costs to turn the meter back on. LDWA got called for this in the past, so they dreamed of this scheme where they started jerking the meter instead of just locking the meter so that they could justify charging that connection fee again. So, I see still it in the bylaws. I know families, John Abrahamson, the Braithwaites, people that got behind or people that bought a house and the payoff didn't go to the title company and then after they moved in, LDWA nailed them with this fee. It's not OK, it's not moral, and I don't think it's legal. So, at a bare minimum, this article, what is that Article 9, where you're charging a \$9,417 fee to re-hook someone up just because they got behind on their bill? And I'm aware of a lot of people that got charged that.

Layna Larsen - Since I've been in the office, we have not done that.

Doris McNally - We don't interpret it that way. So, I don't know that history.

Kurt Allen - It has been in years past and I'm aware of a few people myself, but this Board hasn't.

Jared Westoff - I get it. The paperwork is still there, and I am not saying this Board has caused the problem. There's a lot this Board is having to clean up.

Doris McNally - We will look at it.

Jared Westoff - Yeah, this is just a piece that needs to be cleaned up from years past.

Kurt Allen - I agree with that, I know it is, it's still in the articles, it's still in the bylaws. We need to clean it up.

Doris McNally - Yes, Jared, I agree with what you're saying. I understand the impact of you know the fees are supposed to be associated with the actual cost, you are not supposed to make profits on an impact fee.

Jared Westoff - Or charge an impact fee twice, just because they stop paying their bill.

Doris McNally - So just so you know, we actually had our impact fees audited a few years back to actually measure them against cost. We actually did an estimate across three different vendors for materials, and we actually measured our costs against it. So, I just I wanted to at least address that impact fee discussion, but I think this is a good thing, I appreciate you bringing it up and we should look into it.

Jared Westoff - And I bring it up because this is so high that even if we worked it out with the Town, we might still disconnect. And I agree that I think you're impact fees are in line, but then to charge another water share fee brings you way out of line. So, I hope you guys would look at that and bring it to something that's reasonable and equitable.

Kurt Allen - Well on your particular project there wouldn't be a water share fee charge because you brought water to the company.

Jared Westoff - That's good to know. I couldn't tell if that would be required or not because in your Article 8 it talks about parcels created or annexed into LDWA service area may be required by LDWA 1 - water source 2 - water rights, 3 - water storage and 4 - cost for water distribution, and that might be just perfect. It's not really

clear whether those are building in lieu of the impact fee and or the water rights obviously aren't part of a typical impact fee. So, are the water rights then? It's just not clear whether Article 8 says if you do that now you don't have to do Article 7 and you don't have to do Article 5.

Doris McNally - And I think some of the discussion you're having here is a clarity issue. That's what we're talking about. So, I think it's a good discussion to have. We should look into it. I'm happy to, you know, do more analysis on this and you know, we will bring it up, so thank you, appreciate it.

Jared Westoff - And I hope you guys could understand that we're a little bit, back to the project, were a little bit like you're looking at a duck on a pond and he looks like he's not doing much, but I promise you underneath the water his feet are kicking like crazy. So, we have done a ton of work on the project over the last year, and we wish we were already finished with the phase there and we really appreciate working with LDWA and the diligence that your Board has in looking at the issues and helping us make sure we develop a really safe full project.

Kurt Allen - Thank you, I think I can speak for everyone that we really appreciate your comments, really appreciate you taking the time to come in and explain these things to us and we will address these things.

Jared Westoff - Thank you.

SHAREHOLDER COMMENTS

DISCUSSION	SHAREHOLDERS
	Kurt Allen – OK. The time has come for shareholder comments. Any of you in the audience have any comments today?
	Michelle Peot - I do want to say I appreciate the proposed modifications for Silver Point because I do think that it does reduce risk to residences and that was the main thing, I was asking for was to reduce exposure for homeowners and their kids to the radiation. So, thank you.
	Kurt Allen - Thank you for that, Michelle, appreciate it. Any other comments? Nothing on water rights, Susan.

VIII. MOTION TO ADJOURN MEETING

DISCUSSION	Brant Jones - I get to make my motion to end the meeting.
	Kurt Allen - This is Brants favorite motion. Brant go ahead.
VOTE	MOTION TO ADJOURN: Brant Jones SECOND: Larry Bruley MOTION APPROVED: Unanimously

ADJOURNMENT: 8:11 PM



Layna Larsen | Corporate Secretary

Kurt Allen | V President



LEEDS DOMESTIC WATERUSERS ASSOCIATION

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2024 MEETING OF THE BOARD OF DIRECTORS CALENDAR

DAY/DATE	TIME	LOCATION	HELD
Wed., January 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Tues., February 6th, 2024	7:00PM -- 8:00PM	Cosmopolitan	<input checked="" type="checkbox"/>
Wed., February 21, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., March 20, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., April 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., May 15, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., June 19, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., July 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., August 21, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., September 18, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., October 16, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., November 20, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., December 18, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>

[Leeds Town Hall is located at 218 N. Main Street, Leeds, UT 84746]

STANDING AGENDA

1. CALL TO ORDER <ul style="list-style-type: none">a) Roll Callb) Prayerc) Pledge of Allegiance
2. ANNOUNCEMENTS <ul style="list-style-type: none">a) Consent Agenda<ul style="list-style-type: none">o Acknowledgement of Meeting Noticeo Vote to Approve This Meeting's Agendao Vote to Approve Previous Meeting Minutes.b) Declaration of conflict-of-interest
3. OFFICERS REPORTS <ul style="list-style-type: none">a) President's Report [Don Fawson]b) Operations (Field) Report [Mark Osmer]c) Office / Finance Report [Doris McNally]d) Administration Report [Kurt Allen / Brant Jones / Larry Bruley / Dan Brown]<ul style="list-style-type: none">o Update on System Projecto LWCo Field Activitieso Cross Connection & BackFlow
4. SHAREHOLDERS COMMENTS <p>No action may be taken on a matter raised under this agenda item. Shareholder must step to podium to make comments. (Three minutes per person)</p>
5. ROLL CALL VOTE TO CLOSE MEETING



MINUTES

DATE/TIME/LOCATION:	June 19, 2024	7:00 PM	Leeds Town Hall
TYPE OF MEETING:	Board of Directors Meeting		
NOTE TAKER:	Layna Larsen (Corporate Secretary)		
ATTENDEES:	Board Members: Don Fawson (P), Doris McNally (T), Brant Jones (M), Larry Bruley (M) Staff: Layna Larsen (Corp Secretary), Mark Osmer (Field Operations Mgr) Shareholders: Susan Savage, Jerry Hardison, Michelle Peot, Julie Bruley, Jared Westoff, Ron Cundick		

Agenda Topics

I. CALL TO ORDER [Don Fawson @ 7:00 PM]

CALL TO ORDER	I'd like to Welcome everybody here to our Board Meeting. It's June 19, 2024 LDWA Water Board. We will Begin by having the invocation by Brant Jones and then Larry Bruley will lead us in the Pledge.
ROLL CALL	PRESENT: Larry Bruley, Brant Jones, Don Fawson, Doris McNally Kurt Allen, our Vice President, has asked to be excused as he has vehicle problems and family obligations.

II. PRAYER [Brant Jones]

III. PLEDGE [Larry Bruley]

IV. CONSENT AGENDA & PRIOR MEETING'S MINUTES [Don Fawson]

DISCUSSION	<p>Don Fawson - Layna, can you tell us where the meeting notices were posted?</p> <p>Layna Larsen – They were posted on the bulletin board outside of the Post Office, on the inside Post Office bulletin board, on the LDWA office door, and on the LDWA website.</p> <p>Don Fawson - Very Good, Thank you. Ok you have a chance to look through the minutes for the past month, so if someone wants to make a motion to accept those.</p>
CONCENT AGENDA	Consent agenda consist of the acknowledgment the meeting notice was posted. It is also a vote to accept this month's agenda and the previous month's minutes.
VOTE	MOTION TO APPROVE TONIGHTS MEETING AGENDA: Larry Bruley SECOND: Doris McNally MOTION APPROVED: Unanimously
VOTE	MOTION TO APPROVE PRIOR MEETING'S MINUTES: Larry Bruley SECOND: Doris McNally MOTION APPROVED: Unanimously

V. DECLARATION OF ABSTENTIONS OR CONFLICTS [Kurt Allen]

DISCUSSION	DECLARATION OF ANY CONFLICT-OF-INTEREST
Don Fawson – Also, does anyone have a possible conflict of interest relative to tonight’s discussion?	
CONFLICT	Larry Bruley, Brant Jones, Don Fawson, Doris McNally – All No conflict

VI. OFFICERS REPORTS

a) PRESIDENTS REPORT [Don Fawson]

DISCUSSION	ISO Insurance
<p>Don Fawson - At this time I would like to go over a couple of things. I would like to touch base on something that was discussed last month when I wasn't here. So to clarify, The ISO, (Insurance Services Office), is the rating service used by insurance companies to rate homes for fire insurance, and it's based upon things like emergency communications, fire department, including the operational communications, fire suppression equipment, personnel certifications and so forth. In addition, about 40% of the rating score is based on water supply which includes data showing that yearly maintenance has occurred on hydrants. They also want to see static and flow pressures on those hydrants. I appreciate Mark completing yearly maintenance and documenting flow and pressure data. Of course, this adds into the entire rating for our HVFSSD Fire Department. The ratings are scored from 1 to 10. When my wife and I first moved to Town the ISO rating here was 10, which means there was nothing, in terms of a fire department or sufficient water system. St George was the closest fire department. There had been one fire that I am aware of where the house burned completely to the ground. It was on North Main Street. Our current rating as part of the HVFSSD is 6. That's where the biggest savings comes in reducing your rating from 10 to 6. Our previous fire department actually had a rating of 4. The current HVFSSD chief says that it is actually their goal at this point is to try to get that down to a 4. So, we hope that they can achieve that. At the time that we had a rating of 10, some people in town were not able to purchase fire insurance at any cost. And the rest of us that did had to pay a very premium price, so it is a great asset to have and Keep a low ISO rating.</p> <p>Don Fawson - Mark, do you want to give us your report?</p>	

b) OPERATION / FIELD REPORT [Mark Osmer]

DISCUSSION	REPAIRS & MAINTENANCE
<p>Mark Osmer - OK. So, we passed our BacT test again this month. I've also been working with Landmark and checking on them.</p> <p><u>LEAKS ON MAIN ST</u> - We had a leak up on North Main and we also had a pipe repair on South Main. I got both of those fixed.</p> <p><u>PRESSURE TESTED NEW 10-INCH LINE</u> - We pressure tested the new 10-inch line from Silver Reef Road to Vista Avenue. So, we pumped it up, pressure tested it, chlorinated it, flushed it all out, put our water in, took a BacT in for testing and that passed as well. So that's all good.</p> <p>We had a PRV, that let go and pushed the water out of one of our tanks. I just got the parts in so that'll be my next job to get that fixed.</p> <p>Don Fawson – Isn’t that part of our plan to go ahead and replace all those PRV's?</p> <p>Mark Osmer - Yes. We are going to go through them all and replace everything.</p>	

Don Fawson - Very Good, OK, Anything else?

Mark Osmer - Half my work is with Landmark, keeping an eye on them.

Don Fawson - Yes, it has been a very busy time.

Doris McNally - If I may. Mark, a few things. So, I understand that one of the issues was that Landmark actually hit a pipe and there were some expenses associated with it. So, if we can just get an accounting of what that material is so we can have a discussion with them about reimbursing us.

Mark Osmer - I already talked to Layna today and she's got the paperwork.

Doris McNally - The other thing was, I know that they had to order some additional parts, or they ordered the wrong parts initially. So, we need to make sure that's swapped out on the invoices.

Mark Osmer - I met with Riley this morning and we went over a whole bunch of different stuff. He wants all the documents from Layna, and he is going to contact Scholzen's so we can get reimbursed.

Doris McNally - And then the last thing is as you're going through all the work, could you keep a list of where all the lines are so we can make sure that our GIS is clearly marked. The GIS was done initially by Carl Rasmussen many years ago and is not as accurate as it could be. So, if you see that the markings of the pipes are not accurate, if you're not comfortable putting them into the GIS, can you at least make a note in a book so that when we get the Jones & DeMille person down here, he can then upgrade the GIS data in our system.

Mark Osmer - The Water Conservancy District is GPSing, all the valves, all our pipe, everything. So, they're going to give us a file at the end of the job which will be super accurate for the GIS system.

Don Fawson - Yes, they should give us an "As-built" file when finished.

Mark Osmer - Yes, so, they're going to give us their pipe layout as well as ours.

Doris McNally - That will be very valuable to have. And you are sure it's GIS format because I know some of them are different.

Mark Osmer - Yes.

Doris McNally - Great. Thank you, that is appreciated.

Mark Osmer - Also, now Landmark is going to be working from 7:00AM till 8:00PM trying to catch up.

Don Fawson - So what does that do for you?

Mark Osmer - I work till 8 as well.

Don Fawson - Well, that's not good.

Mark Osmer - Yes, it is what it is. It's not going to be forever.

Don Fawson - Anyway, thank you Mark.

Mark Osmer - OK, thank you.

Don Fawson – Doris, Would you present the Financials.

c) TREASURER'S REPORT [Doris McNally]

DISCUSSION | **ANNOUNCEMENTS/BILLING/COMMUNICATION** [Doris McNally]

BILLING for MAY was completed/mailed on June 1st.

NEWSDRIPST The May invoices, included an educational article on home/house backflow. I'm going to probably shift up this next month's "back article" and it's going to be for the Consumer Confidence Report. I've completed that today.

On a yearly basis, we have to put together the DDW required Consumer Confidence Report. I heard from BrandI Smith, DDW, and I talked to Mark and was able to download all the updated data using the format that we've used over the years. I've since updated it. So, with the board's knowledge, I'm going to be sending this submittal in tomorrow. So, they made a mistake by not communicating it quick enough to people, but I was able to pull it together today. So, one of our obligations is to communicate to the shareholders that The Consumer Confidence Report has been filed. Based on that, we published it on the back of the bill, so I'm not even going to ask for a vote on that. I'm just going to post it because it is mandatory.



Need to contact the LDWA, it's simple.
Phone (435) 879-0278
Please leave a message, your call will be returned promptly.


- 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

Your message is immediately routed, and a LDWA representative will be in contact.


Email: LDWAcorp@infowest.com

HOSE BIB BACKFLOW PREVENTERS

Cross Connection Contamination is when a contaminant is accidentally introduced into our culinary/municipal water system. One of the easiest, cheapest, fastest things that we can do to help prevent this is to install a hose bib vacuum breaker on all exterior hose bibs. They are readily available at any hardware store for a cost of between six and ten dollars.







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Email: LDWAcorp@infowest.com

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:

- Water system information
- Sources of drinking water
- 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.
- Any monitored contaminants detected in the drinking water during the past 5 years of sampling.

To view the LDWA's 2023 CCR use QR code or go to: <https://bit.ly/45wqM9J>

To learn how to interpret the report visit: <https://tryurl.com/npmi799b>

DISCUSSION | **FINANCE** [Doris McNally]


PAYCLIX

In MAY we had 98 shareholders that paid their bills using this payment option. The total amount collected through PayClix was \$6542.87. 63% paid via credit cards & 37% via echecks.

	Credit Cards		Electronic Checks		PayClix®	
	Count	Credit Cards	Count	eCHECK	Count	TOTAL
Jan-24	49	\$3,319.70	41	\$2,146.87	90	\$5,466.57
Feb-24	51	\$3,478.14	41	\$2,392.82	92	\$5,870.96
Mar-24	52	\$2,973.87	41	\$1,955.02	93	\$4,928.89
Apr-24	49	\$3,011.73	46	\$2,353.34	95	\$5,365.07
May-24	55	\$4,147.64	43	\$2,395.23	98	\$6,542.87
TOTAL	256	\$16,931.08	212	\$11,243.28	468	\$28,174.36

YTD we have collected \$28,174.36 through PayClix.

FINANCE [For the Month of April 2024]

	TOTAL INCOME			TOTAL EXPENSE		
	ACCT	BALANCE	% to TOTAL	ACCT	BALANCE	% to TOTAL
	Ord. OI:	\$26,888.27	99.5%	Ord. Field OE:	\$11,954.08	48.6%
	Other OI:	\$122.50	0.5%	Ord. Admin OE:	\$1,275.15	5.2%
		\$27,010.77	100.0%	Professional OE:	\$2,635.00	10.7%
				Labor Expenses:	\$8,725.04	35.5%
					\$24,589.27	100.0%

FINANCE [For Year-to-Date 2024]



TOTAL INCOME		
ACCT	BALANCE	% to TOTAL
Ord. OI:	\$116,081.82	87.9%
Other OI:	\$15,966.20	12.1%
	\$132,048.02	100.0%

TOTAL EXPENSE		
ACCT	BALANCE	% to TOTAL
Ord. Field OE:	\$56,242.92	48.8%
Ord. Admin OE:	\$7,868.40	6.8%
Professional OE:	\$6,828.50	5.9%
Labor Expenses:	\$44,328.11	38.5%
	\$115,267.93	100.0%

The LDWA's Banking Accounts [as of 05/13/2024]



CHECKING ACCOUNTS		
ACCT	BALANCE	% to TOTAL
1 - Checking	\$36,761.64	4.9%
2 - Business Checking	\$716,932.56	95.1%
	\$753,694.20	100.0%

SAVINGS ACCOUNTS		
ACCT	BALANCE	% to TOTAL
1 - Emergency Reserve	\$351,329.99	67.5%
2 - Loan SRF-3F1892	\$79,128.54	15.2%
3 - Impact Fee Fund	\$90,056.04	17.3%
	\$520,514.57	100.0%

VOTE

MOTION TO APPROVE FINANCE REPORT: Doris McNally | SECOND: Brant Jones
MOTION APPROVED: Unanimously

DISCUSSION

LOAN CLOSING [Doris McNally]

Doris McNally - On Wednesday, May 29, 2024 we finalized the closing on the LDWA - DDW Project Loan with Principal Forgiveness. I want to personally acknowledge the work of Layna Larsen, Riley Vane, our Attorney, Peter Gessel, and of course our Board for their individual and team work in pulling all the required materials together over a Holiday Weekend to ensure the closing went smoothly. These efforts were not for the weak of mind of faint of detail, representing two years of effort.

As Kurt Allen stated when the process was over "Congratulations to the LDWA and it's shareholders for being awarded one of the Division of Drinking Water's largest (7.8 million), and cheapest (0% interest) loan/grants (approximately 47% principal forgiveness) to a small water company in the DDW history. That's Amazing!"

DISCUSSION

OFFICE SHARING [Doris McNally]

With the number of power outages we have experienced over the past year with the construction work going on around us, one of our office Surge Protectors/Battery Banks failed. We were able to contact the manufacturer and they replaced the power banks in the unit under warranty for us. These devises protect our computers, cameras, servers, printers and "Itron" Meter Reading devises. They do their job but and are important to maintaining our electronics & technology.

DISCUSSION

UOSH POLICIES, DOCUMENTATION [Doris McNally]

Working with fellow Board Member, Larry Bruley, we implemented the training and put together the required documents needed to support the two new OSHA Policies we Approved last month. The 2024-07 HAZARD COMMUNICATION SAFETY PLAN and the 2024-08 PERMIT-REQUIRED CONFINDED SPACE PROGRAM. These policies and their associated forms & documents can be found on the LDWAcorp.org website under Policies & UOSH. Larry conducted the training with LDWA personnel and also some supportive shareholders from our community who have leaned in to say that if Mark needs a little additional help, they are there to help. This was a full day of formal training, not just casual, but formal training with onsite examples of how to use the equipment and how everything is done. So, Larry, thank you for doing that. I know what it took for you to put that all together. So, thank you very much. And as we said before, it's a living breathing document and as we find things out, we can always change it. Not having this in place was a disappointment that we didn't have it taken care of many years ago. So, I'm proud of this Board for recognizing it and fixing it.

Doris McNally - Jared, I know you're here to talk about the Will Serve Letter. I wanted to offer you some information that I gathered relevant to your information after your comments about that. Would that be OK?

Jared Westoff - That would be fine.

Doris McNally - So, hang on, I just saw something.

DISCUSSION | **INSURANCE POLICIES** [Doris McNally]

Doris McNally - There was so much that happened within this month. So, as we were going through the loans Layna and I identified all the insurance companies and insurance policies the LDWA had gathered over the years, and the two of us kind of looked at each other and said this is ridiculous. Why do we have so many policies and why are we spending all this money? We need to really lean into this. So, we called Preston Child, who does our main insurance program and has been our insurance carrier for Olympus Insurance for many, many years and we reviewed every single policy. We had four policies and understood we needed to get a fifth, which was a Crime Policy for the loan. We just said, this is ridiculous, why are we carrying five policies at a big expense. So, working with him, we found equivalent policies and better policies for lower money that do exactly if not more than our current policies. So, we now only have three insurance policies that cover not only our mandatory crime protection policy for the loan but also a second loan carrier for the general liability directors and officers professional liability and our own personal crime recognized as two different crimes. There's our crime and then there's the material crime that we have for the one that we have to protect. And then on top of that, there's also the UDOT, SULA bonds that we need to also have. So, we now have gone to 3 carriers. The three carriers are all handled by Olympus Insurance. The first one is Liberty Mutual, which is a crime protection policy, which is \$464. The bigger policy which is the one that we really need for the entire company, which is the general liability, directors and officers, professional liability and crime. That is now with a company called Munich RE and it's \$3200 per year and then the SULA is with travelers at \$1760.00. So, once again, just cleaning up some past things and at a reduction and also with better coverage and better limits and deductibles and premiums. So, I'll make this available to the Board Members, but I wanted to share some of the office things that are going on behind the scenes.

Doris McNally – So, Jared, what I wanted to do is offer a few things.

Don Fawson - Before we get into that, because we're going to come back to that, can you hold that till then.

Doris McNally - OK, because this is going to be specifically on. I know you were talking about something else, but this is what.

Don Fawson – No, we will be talking about this.

Doris McNally - OK. Then I am done with just a few things. That's what happens.

Don Fawson - That's it? Thank you so much, Doris. Really appreciate all you have done. There's a lot that goes on and she's on top of most of us here, the rest of us kind of fill in a little bit here and there, but it's amazing what she and Layna are able to accomplish.

d) BOARD MEMBER REPORTS

DISCUSSION | **LWC** [Brant Jones]

Don Fawson - OK, Brant just wanted to have you give us a report, if you can, on anything that is going on with LWC relative to the LDWA/LWC agreement or anything else.

Brant Jones - Yes, we met this week. It looks like they're ready to move forward and go ahead and sign the agreement and finalize it.

Don Fawson - Okay, we would like to see it before we sign it.

Brant Jones - He said he sent it to you a copy quite awhile ago. You don't have it.

Don Fawson - He did?

Brant Jones - He says you've had it for quite a while.

Don Fawson - Well maybe I'm the downfall, but I don't remember seeing it in finalized form. Anyway, if you'd have him send me another copy.

Brant Jones - The latest and greatest yeah.

Don Fawson - You know, that would be great. Apparently he, Tom Beach, was actually in Town this last weekend or so and we missed getting together, he contacted me and I was out of Town so it didn't work out. Anyway, I will take the responsibility for dropping the ball on that.

Layna Larsen - Brant is he sending it to the office as well, or just to Don.

Brant Jones - He sent it to Don is what he said. I don't think he sent it to the office. I got a copy of it too. It's been reviewed and Nathan reviewed it again, He found a couple of little things, but it was pretty minimal.

Don Fawson - Alright we will go with that, anything else?

Brant Jones - Still working on that other account and I need to follow up and check and see if there's any difference in the billing this Month if it's gone down.

Don Fawson - How are we doing water wise?

Brant Jones - For volume of water?

Don Fawson - Yes, for the volume of water.

Brant Jones - For the irrigation, our eight second feet of water, there is about one within the last week. But there is still high water. There is still water returning into the creek so. Its less than it was last year though.

Don Fawson - You're getting enough water then?

Susan Savage - Irrigation, yeas.

Don Fawson - All right, thanks Brant. Larry, we move to you?

DISCUSSION

TRAILER FOR SAFETY EQUIPMENT [Larry Bruley]

Larry Bruley - OK, well, you know my story, it's always the same. But I want to go back to what Doris was saying and I want to make sure she gets Kudos for what she did because she ended up putting together the things that I hate to do, or just can't do, or I am not very good at. So, thank you again for helping me put together the

program for the UOSH and for the HAZCOM. So, that's one of the things Doris didn't mention is we got through the HAZCOM too. So, we are actually done with all the things that we have spoken about in the last meeting. The UOSH program has been put together. So, we got through everything on that, all the training, all the documentation, everything's put together. Thank you, Mark, for your contributions to that program as well. It definitely was a group effort. As Doris stated, those documents are available to view or review at any point and time in the Office. So, what it led to though was in the process of doing our field work on our field training. What we realized was there was a little bit of a problem with this system we were trying to use where we were storing all of the confined space equipment, safety equipment in the tank and then expecting Mark to, in case he needed it, load it into his trailer, which is already packed full. In the process of running through the field, we realized that this was a problem. So, once Mark realized that, he came across a trailer for \$1000 and bought it. He was going to buy it for himself and put our stuff in it. After we talked about it, I thought, no, you know, if that's the sole purpose of the trailer and it solves the other problems that we have with it, like mobilizing the equipment, it didn't make sense. So, I suggested to him that I would urge the Board strongly to purchase this trailer. Now what's happened since then is Mark and I have outfitted the trailer and it's, perfect. It's very, very small. It will fit into any space we need to get it into. We've already got everything laid out inside and we figured out how to put the tripod, the barricades, everything in it, and we're just about done with that. It's got the rescue plan tube in it. Mark welded a real cool thing for the winches so that they are not flopping around in the trailer. You put them in, you clip them in, everything's really secure. It's really nice. Marks already purchased matching keyed locks for it. I think we're waiting for a hitch lock. Is that correct, Mark?

Mark Osmer - Yeah, correct.

Larry Bruley - OK. And we'll be good to go. But my suggestion is this because of the nature of when that trailer gets used is it's very specific to that particular job, there's nothing that Mark really needs outside of that. When we go to a confined space, everything we need for confined space is in this trailer and it's all owned by the LDWA. So, that's why I suggest that we purchased the trailer, it just seems to complete the package. This is our stuff. It is our expectation if something happens if Mark is out town or whatever, we have access to it, we know how to get to it, we know how to use it. So, I propose that we purchased this. Mark has already purchased it as stated, he was willing to take the beating himself. Doesn't seem right to me. So that's what I'm proposing today.

NOTE: Upon further investigation, Mark did not actually purchase the trailer. Keith Sullivan is the actual owner and is willing to sell it for the stated price of \$1,000)

Don Fawson - So, \$1000 went for the trailer, but you've got other equipment and stuff that you purchased to mount everything.

Larry Bruley - No, no, Mark and I scrounged around the yard, found an old piece of pipe and cut it in half, and used that for the tripod mount. Then Mark, had some old steel laying around and welded that up for the winch holders and then welded some brackets for the barricade holders. The only thing that's missing in this trailer right at this moment and Mark, correct me if I'm wrong, but you've already purchased all of the parts that we need to rebuild the PRV's that we're aware of and also all the bypass parts.

Mark Osmer - Yes.

Larry Bruley - So all we need is a little shelf, toolbox or something. I mean, this thing is functional right now. We can hook it up and go to any confined space and have everything we need.

Don Fawson - Was that strictly \$1000 then? Is that what the cost is, straight up \$1,000.

Larry Bruley - Umm, to answer your question, Don, the only thing I can think of that would be missing is a first aid kit. That could be \$25 to \$50 bucks. I think that we can order that through Scholzen's since we can just put it on our account so, it keeps the straggler receipts to a minimum. I think while we're doing that, we should also get one for the tank. I couldn't find a first aid kit in the tank. So, I think we need to get 2 first aid kits, one for the little trailer, and one for the tank. Mark can be responsible for his own trailer if he wants to put one in there. The only other thing while we're talking about this is we've got some fire extinguishers that are in need to be certified and if we can't get them certified they need to be replaced. But more than likely I looked at them, I think they can all be certified at a cost of about \$30 bucks each unless someone knows someplace better. So, right now if I was to say, probably about \$1200, for certified fire extinguishers, a couple of first aid kits, and paying for the trailer.

Don Fawson - And the lock?

Larry Bruley - Correct. Mark, what were the cost of the two locks that you bought, I don't, do you know Doris because you picked them up.

Doris McNally - I think they were like \$35 a piece.

Mark Osmer - We got three locks on there.

Larry Bruley - OK, plus, let's be thorough. The hitch lock was a pretty good expense because we wanted to get a decent one, not something somebody could just come up with a battery powered grinder and I mean we've got tens of thousands of dollars of equipment in the back of the trailer. Mark correctly if I'm wrong \$200 on that.

Mark Osmer - I think it was \$270.

Larry Bruley - \$270 so we are right around \$1500. That would get us through this whole thing. We are done at that point.

Don Fawson - So do you want to make a motion?

Larry Bruley - I would like to make a motion that the Board accepts this trailer.

Brant Jones - Budget wise is it possible?

Doris McNally - Yes.

Brant Jones - Second.

Don Fawson - Any further discussion?

Doris McNally - So the question I have is I know that in the East Coast is usually a requirement for insurance and also license plates and stuff like that. We just need to make sure if insurance is required on the trailer here. I don't know what it is in Utah.

Larry Bruley - So, the vehicle that is towing the trailer would actually cover the insurance. In Utah any trailer under 12 feet doesn't even have to be registered.

Doris McNally - Does it have to have a license or license plate?

Larry Bruley – No.

Doris McNally - Oh really. OK, great.

Larry Bruley - Yeah. It's not even going to be leaving Town anyway and it will only be driven a couple blocks here or there.

Doris McNally - This is good.

Don Fawson - So it has been Moved and Seconded all in favor? Thank you, Mark, appreciate you guys working on that. It was a lot of work.

VOTE

MOTION TO PURCHASE THIS TRAILER: Larry Bruley | SECOND: Brant Jones
MOTION APPROVED: Unanimously

DISCUSSION

MSDS SHEETS - MEDICAL SAFETY DATA SHEET [Don Fawson]

Don Fawson - So, in reading through the minutes I know there was some discussion on the MSDS sheets. At the school we always had to have this big binder of every chemical in the school whether it was benign or not with and MSDS sheet for each one. The MSDS sheet contains the description of what the ingredients are in each chemical and the Medical Treatment for anything that a person might be exposed to in anyway. So, that's what those sheets are.

Larry Bruley - Don, so, that was part of our Hazard Communication Program. It is in the same folder with the confined space entry in the office. All of those MSDS sheets are accounted for and are in there, Mark is aware of that. We did training on that as well. By the way, so our employees are trained through the HAZCOM. And Mark and Krista know that if they run across a new product, we need the MSDS on it. So far Mark knows if he purchases something we're not already using he is going to pick up the MSDS when he buys it. Each vendor is required to give it to the purchaser. By the way Doris, thanks again, Doris was the one who actually collected all that MSDS sheets and I know that was arduous because I tried to do it myself and I got frustrated pretty quickly. It seems easier when you go to buy something from the store and ask for MSDS, but when you go online and try to find all this stuff, sometimes it can be troublesome. So, thank you Doris.

Doris McNally - If there is any way, I mean Scholzen's is probably the company we go to the most, if there's any way that they have a MSDS compliance officer there, they might have all that stuff online for me and it would be easier. So, if you are ever there, Mark, just ask them for the business card for that person and I can get it directly from them because it is mandatory, they have to have them available.

Larry Bruley - I have been retired for a minute, but as far as I know, if you buy a product from a place like Scholzen's you can ask for the MSDS and they are supposed to have them right there.

Doris McNally - Yes, OK.

Don Fawson - So that stands for Medical Safety Data Sheet. So that's what those are. OK, Kurt's not here. He didn't have anything to report.

DISCUSSION

MOU [Doris McNally]

Doris McNally - So, what happened is when we went into our agreement with Washington County for the line that's being done up and down Main Street, we went into an original agreement or a letter of understanding. In that letter of understanding was the original discussion of what the work would encompass. There's been some

refinements after looking at the maps and doing everything like that. There are minor changes that have occurred which required an amendment to the letter of understanding or the MOU from the past. So, Kurt, working with the WCWCD drafted something we were supposed to actually review last month but we forgot to put it on the agenda. He shared it with the entire Board. You know me, I looked at the preliminary draft, I looked at the final draft that was accepted before we went into agreement with them. And I've looked at his MOU and I see what the changes are. I'm going to make a motion that we accept it, it matches everything. The only recommendation I would ask him if we can, if you can please on the attachment they have all the bids for everything in the MOU and in reality, we're only dealing with expenses for Landmark and Ferguson. So, I would prefer that this document only have those two listings because it creates confusion as to what we're paying for and what we don't. So, I think that's a simple modification. And if we can get an approval, I can get it to Kurt, and he can work with WCWCD to move forward on that.

Don Fawson - Do you want to make a motion?

Doris McNally - I make a motion that we accept the MOU modifications that were offered back on 5/15/24 by Kurt with the stipulation I made about changing the attachment addendums.

Don Fawson - Could I just see if we can accept the MOU and then with the Idea of moving forward to further discussion on that schedule piece because I know Jacob has some concerns about that and he's the one that's actually managing those funds. I think the key to this is making sure that we have this agreement for the amount that's being spent on materials and the amount is being spent on insulation, as long as it doesn't exceed that. That's the real key here.

Doris McNally - And I guess being just very clear from a from a contractual perspective, nowhere in any of the documents do they stipulate what we are responsible for, from what vendors. It just has a list of all quotations that came in from anybody. So, if I were somebody looking at this document, I go, what is the LDWA accountable to. It's a really simple little footnote on the attached pages, whatever, but I just think it's needed because when I first got this, I said are we responsible for all of this and there are even quotations or responses to quotations that they didn't even accept. So, it's just a lot of information that could be a little confusing so just the stipulation, that's all I'm asking for is because it just makes it clearer,. If I am managing and overseeing financing, you know, I am going to be a stickler. I just think we need to be a stickler on something like that. It's a contract. So, I would like to at least have that clearly stated somewhere. There just has to be a little star on these pages, but it just has to be somewhere.

Don Fawson - And I think that obviously we need to have that nailed down. So maybe we could accept that MOU based on you, Riley and I sitting down and going through that and making sure that there is a finite amount listed.

Doris McNally - And once again. The agreement is between us and Washington County Water Conservancy District. Riley is with us. So, we just need to make sure, once again, I'm being the stickler and I'm sorry, it's making sure that the understanding is between us and WCWCD, not between us and Jones and DeMille. Jones and DeMille, we're paying them, so they are going to say yes to anything.

VOTE

MOTION TO ACCEPT THE MOU WITH JUST THE NOTATION OF WHAT WE ARE ACTUALLY RESPONSIBLE FOR: Doris McNally | SECOND: Larry Bruley **MOTION APPROVED:** Unanimously

Don Fawson - Did you have anything else Doris for Kurt?

Doris McNally – Yes just a follow-up to some info Jared positioned last month.

DISCUSSION**PRICING COMPARISONS [Doris McNally]**

At last month's meeting Jared brought to the Board's attention a concern he had about the LDWA's pricing as it relates to new developments. He presented to the Board a sheet that positioned what he said was a comparison of the LDWA's current water fees versus towns like Toquerville & Hurricane. The assessment compared 2 scenarios, one where Water Fees were calculated without charges associated with "The Regional Water Agreement" and the other where charges excluded the assessments imposed by those towns who have signed onto the Agreement and obtain their water from the WCWCD. Jared felt that the LDWA's pricing appeared to be very unfavorable.

During the process of securing the Loan for the LDWA with the DDW, the Board, working with Jones & DeMille, and previously with ProValue Engineering reviewed our pricing, not only our usage fees pricing structure, but also fees like: Impact, Connection, Water Share purchase, etc. Not having that analysis at the meeting, we made a commitment to re-evaluate that info against the information offered.

In Contacting both the Toquerville & Hurricane water companies we identified some things that may have impacted Jared's assertions.

1. The pricing offered for Hurricane's Impact Fee was based on a 5/8" meter so a comparison against a 3/4" meter would reflect much lower pricing.
2. In the case of SPE, water was transferred back 14 years ago under a Water Agreement, so a Water Share Purchase would not be required for the parcels identified under that agreement.
3. Both Hurricane & Toquerville have signed into the REVISED 2019 Regional Water Agreement. The Town of Leeds has not signed the REVISED Agreement. That fee would be directly related to the Town's actions, not the LDWA. John Bramall, then Mayor of Hurricane signed and Lynn Chamberlain, then Mayor of Toquerville signed. The three towns that had not signed it as of the close of 2023 were The Town of Virgin, UT, The Town of Leeds, UT, The Town of Apple Valley, UT. It appears that Apple Valley and Virgin in signed into the agreement in April as a part of becoming a municipal customer. To date the Town of Leeds has not. The impact of them doing so is best served talking with them.

LEEDS		TOQUERVILLE		HURRICANE	
3/4" Meter Impact Fee	\$6,950	3/4" Meter Impact Fee	\$3,390	3/4" Meter Impact Fee	\$3,106
Connection Fee	\$3,030	Connection Fee	\$550	Connection Fee	\$731
Water Share	\$9,417	Water Share	\$0	Water Share	\$0
WCWCD Impact Fee (1)	\$0	WCWCD Impact Fee (1)	\$13,500	WCWCD Impact Fee (1)	\$13,500
WCWCD Impact Fee (2)	\$0	WCWCD Impact Fee (2)	\$17,500	WCWCD Impact Fee (2)	\$17,500
Total w/Share (Low)	\$19,397	Water Charge LowRange	\$17,440	Water Charge LowRange	\$17,337
Total w/Share (High)	\$19,397	Water Charge High Range	\$21,440	Water Charge High Range	\$21,337
Total wo/Share (Low)	\$9,980	Water Charge LowRange	\$17,440	Water Charge LowRange	\$17,337
Total wo/Share (High)	\$9,980	Water Charge High Range	\$21,440	Water Charge High Range	\$21,337

So looking at the current pricing structures in the Towns . . .

With Water Share

For a Development on a Parcel that requires the purchase of a water share the Price for 3/4" Meter Impact Fee, Connections Fee & water share would be **\$19,397** for Leeds. For Toquerville & Hurricane they are not required to purchase a water share but are required to pay a WCWCD Impact Fee. (anywhere from \$13,500 to \$17,500 depending on building plans. So Toquerville would be **\$17,400 to \$21,440**, and Hurricane would be **\$17,337 to \$21,337**.

So our net pricing is similar. The approx. **\$1,900** difference has to do with the differences in organizations structure, staffing, and resources.

With No Water Share

Jared for someone like yourself representing SPE your LDWA net price would be **\$9,980**

Toquerville's fees would be **\$17,400 - \$21,440**, and Hurricane would be **\$17,337 - \$21,337**.

So here you would see a significant price difference between the three entities with the LDWA being some **\$7,420 lower**.

DISCUSSION

SPE WILL SERVE LETTER [Jared Westoff]

Don Fawson - All right. Then at this point lets go back to Jared for the Will Serve Letter Renewal Request.

Jared Westoff - Just like to say thanks for being able to be here and appreciate everybody considering our extension of the Will Serve Letter. I don't know much more to report on than what we talked about in the last meeting. The way I understood it is just one other month to be able to consider the information and the update that was given and then this was going to be an action item on this month's agenda. So, was there more needed or questions that I could helped with.

Doris McNally - No, I think the clarity is that your Will Serve Letter is up on the 21st of this month, so we need to get this approved at this Board Meeting and it is an extension of the current Will Serve Letter. Based on the discussion from last month, Jared explained that there's going to be some modifications to the plans. So just for clarity and understanding that the Will Serve Letter Extension is for what was previously approved and accepted. So, if there are any changes to those plans, the Board will need to review and accept those changes prior to construction. So, as soon as you get your new or modified plans together or even the drafting of the plans please share them with us. Let's start talking about it. But I think the motion to the Board today is to extend the existing Will ServeLetter based on the existing plans that were submitted and approved a year ago.

Jared Westoff - That is correct. We want to just keep that first phase application. I believe it is 22 lots, just extend the Will Serve Letter for a year and then our hope is to be able to keep improving the plan, working with the Town. Then, once we have an idea that we're in a good spot with the Town, we'll come back to LDWA with the new set of drawings and plans and we'll basically disregard the Will Serve Letter or superseded it with another option.

Doris McNally - Just understand the impact of those changes can change things because the original Will Serve was based on the water that was brought in a while back and everything else and that's why I say better communication and more frequent communication is better. Letters can update us, maybe Town can update us on what the understandings are that can be shared and would be appropriate.

Jared Westoff - Yes, I know it now seems like, you know if you have ever looked at a pond and ducks are out there on the pond, it looks like they're not doing anything. They are just gliding around, but underneath the water their feet are kicking like crazy. I was working on the community plan for the update today for six hours, I was on the phone yesterday for two hours. I went to Salt Lake last week for a meeting on it that lasted 2 hours. I mean, we're working on it at least every other day to refine the plans. It takes a lot of work to make these adjustments and consider all the factors and rework the plan. We are really proud of how the plan is looking. We think it's going to be a very aesthetically pleasing, we think it's a good safe plan. And it's nice because it leaves approximately 72 acres of open space and the whole hillside and the whole mining roads for trails. And so, I think it's a much-improved plan. So, we're going to be excited to be able to unveil it and show it and we're just working on making sure we have all the I's dotted and T's crossed, before we get it out there for public review. We expect when it comes out for public review, we'll get some good comments that may improve the plan even more.

Doris McNally – So, I had shared last month that I had heard when I was at Town Council Meeting that you were going to have an engineer come in at the end of April, I think it was April 26th or 27th, if I remember right and

you were going to have somebody look at the properties and kind of evaluate them and do readings and kind of give feedback. Have you done that, is there anything you can share with us?

Jared Westoff - Yes, we came in and we tested the whole property using the same standards or systems that we did under the environmental cleanup. So, the environmental cleanup has an area that we cleaned up and then an area that was not part of this area that would have the CC or the Certificate of Completion. And the reason that we picked the area we did for the cleanup is because we had done testing before and knew that the bulk of the cleanup, if not almost all of the cleanup was in the area that we picked and there would be a few possible remnant pieces later that we needed to address. So yes, we paid extra money to do infill lab work and that infill lab work came back and is basically what we thought. Basically, there was one spot that had a high level of naturally occurring radiation. We made sure that any of the subdivision area where it's a buildable area is away from that. And there was one other minor spot for some clean up. We just got the independent lab results back this week. And so, the environmental consultant Rich White is now comparing those lab results against his infill testing and then preparing all the mapping. So, yes, we will be sharing all of that with both LDWA and the Town.

Doris McNally - Excellent

Jared Westoff - And we'll share the independent lab results. It is no secret we want a good safe project.

Doris McNally - I just didn't know if you had gotten the lab results back yet. Thank you.

Jared Westoff - We just got the lab results back. But yes, so to clarify, what's on the agenda today is we're looking for a simple extension of what was already approved. We just want to hold those entitlements in place. And secondary to that, we are hopeful that we will be able to be successful in working with the Town to improve the plan and hope to be working on that with both the Town and LDWA. We're hoping to be able to get through all the issues by October.

Don Fawson - OK, based on that I have a motion to extend the Will Serve.

VOTE	MOTION TO EXTEND THE WILL SERVE: Larry Bruley SECOND: Doris McNally MOTION APPROVED: Unanimously
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DISCUSSION	SEWER [Jared Westoff]
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Don Fawson - Alright Jared on to the next one.

Jared Westoff - I appreciate this as well. We Got a call from UDOT, I think it was two weeks ago, maybe a little longer, but they basically said that the 14-inch pipe that was going to be left in the ground through what I'd call the historical Main Street section of Town from Vista Avenue down to the south offramp. It had become available again to be used as a casing for a force main for sewer. So, I think there was a time there that it might have been being considered for a storm drain for the Town? UDOT told us they weren't going to allow that anymore and that it was back available if we wanted to use it.

Doris McNally - Do you know why they were not going to allow it?

Jared Westoff - I didn't get into those details, I just said alright, if it's available, we'll look into it. So, we've been studying it. We actually studied it pretty hard hoping to use it as a gravity line. When we looked through all the engineering and construction drawings, we realized there's with a water line under pressure, the engineers are not nearly as concerned about keeping it level. And even with the significant grade that we have going down Main Street there's a worry that there would be too many swells or dips in the pipe for it to work for gravity sewer. That was a little bit sad to us because a gravity line would be preferable. But being able to use it for a

force main sewer line is also good. The location is good and we can understand why UDOT would like us to use it and that they don't want us tearing up their road to do more construction just as soon as Landmark is done with the LDWA and WCWCD pipelines. The nice thing about using it as a forced main is that we would only have to dig a hole every 1000 feet so we could pull pipe through and install a manhole so it would create a whole lot less disturbance. It would be cheaper for us to do and be a good use of the resource that's already in the ground. We, for example, we install a 3-inch pipe in the middle and we have a 12-inch diameter on the inside we will be putting collars every so many feet so that as the pumps kick on to force the sanitary sewer through the 3 inch pipe that that pipe will not be able to bounce around and it'll be really stable. So, the State rules are that sewer lines needs to be separated by 10 feet from water lines. And that's particularly true if its a gravity system. The State will allow it within 10 feet under certain conditions and this is a situation that our engineering teams, talking to Ash Creek Sewer District, believes is just such a condition that the State would likely approve an exemption because the force main would be inside of the 14" HDPE casing. And that casing, if there was ever a problem with that force main, would protect any drinking water line inside of 10 feet because it would channel whatever would be leaking towards the bottom end. The way those forced mains work they can figure out if there's any leaks actually pretty quick. The Conservancy District has us on a short timeline, they want to know if we're willing to accept the line and the responsibility for it. And if not, they are going to have somebody come and slurry fill it, I believe starting next week. And so, I'm sorry for the short timeline. It's not preferred for any of us to have such a short time to evaluate all this.

Doris McNally - So I guess I'm lost a little bit. So, this is a Conservancy line and you are talking to them. Why are we involved as the Water Company?

Jared Westoff - Oh, thank you Doris, I did not explain that well. The Conservancy District is abandoning a section of the 14-inch HDPE line on Main Street. Everywhere else in the project in their line replacement project the 24-inch line has gone in the same trench that the 14-inch line has been in. In this particular section they are going to be on the opposite side of the street. So, the 14-inch line is going to stay in the ground. UDOT will not allow utilities to be abandoned and unused in the right way. So, either the Conservancy District has to tear up Main Street and pull the line out and then reconstruct Main Street or they have to slurry fill it. This involves basically pumping a really wet concrete mix through the line and fill it up. So, the abandoned line is no longer a void in the right of way. And what UDOT is hoping is that we would use this line for sewer rather than us also coming in and digging up Main Street. The reason LDWA is involved is LDWA has a water line within 10-feet of this pipe. So, in order to be able to have a force main for sewer in this line LDWA and/or Ash Creek has to get a waiver from the State. So, LDWA would have to approve the Waiver. Was that clearer that time?

Doris McNally - So, we just have to give approval? We don't have to take control of or have legal ownership or legal responsibility for the pipe.

Jared Westoff - No. So, the other paper here is the application the State requires. This is a draft application that the engineering team working on this has filled out. You will need to add your engineer, Riley's, (Jones & DeMille) information. I just noticed that they have got a mistake and that they don't have C900 pipe under material for your water line. They have ductile iron.

Don Fawson - It's probably not even C900 it's probably Class C.

Jared Westoff - So, it's a draft and it would need to be fixed, but what we're after, Doris, is to know if LDWA would be willing to request an exemption so that we can put a forced main inside of the 14" sleeve.

Don Fawson - I talked to Riley, and I also talked to Paul Wright with the Utah State Department of Environmental Quality. Paul is over all water issues here in Southern Utah. I spent some time today discussing this request with them. So, there is an exception that Paul Wright thought would work and that is that as we

are hopefully are able to install our pipeline on the east side of Main Street, we can move it over so there is a 6-foot gap between those two lines. He thought that would create sufficient clearance. In addition, if there's any crossing that we have that goes perpendicular to that pipe then there must be an 18-inch separation and probably cemented in place so it is not going to be an issue with contamination. Part of the reason for that is so that if any repairs have to be done, that you're not going to be hitting both the water line and the sewer line. And we know that those kinds of things happen? One of the things I wanted to know is if the HDPE has a tracer wire?

Mark Osmer - I'm not too sure. I think it does.

Don Fawson - You think it does?

Mark Osmer - Yes.

Don Fawson - That would help tremendously.

Larry Bruley - I don't remember seeing any wire when Landmark was pulling out south of Town. I don't remember seeing any tracer wire. You remember seeing that, Mark?

Mark Osmer - I know I saw some wire being ripped out. Whether that was it or not I am not too sure. I could find out. I can ask Brett from Water Conservancy whether it's got tracer on it.

Don Fawson - That would really help. Because if they use HDPE for sewer line it is something to help keep us out of that business of hitting that line.

Doris McNally - And it's only just come up when we got the e-mail?

Don Fawson - Yes, Today.

Jared Westoff - Yesterday,

Don Fawson - Oh Yesterday, True, I just didn't deal with it until today.

Jared Westoff - I got a message from them that they wanted to know this week. So, I knew UDOT was pushing for an answer. I didn't realize the Conservancy was under that type of a time frame. I know they have been wanting to know and we have been researching and we have come down to the issue as to whether or not the State will give a waiver and in order to know if the State will give a waiver, we just need to know if LDWA would work with it and if you would, under what parameters?

Larry Bruley - If we have a missing component, I think it would be what would it cost the LDWA, especially in events like Don just mentioned. So, do they just hand out a free check, you know, a blank check and say yeah, sure, go ahead and then we'll just deal with all expenses later in the future. Doesn't seem to be prudent on our part.

Don Fawson - So that was one of the things in the discussions that we had, some additional costs, you know there needs to be a contract and the additional unknown costs need to be covered by you guys (Silver Point Estates). Any additional asphalt costs, any additional pipe removal costs, individual connection extensions, any cost for any redesign that needs to be done. I don't know if there would be a lot, but nonetheless those are possible. The other question would be on a spillage containment. So, if something happened within that line,

obviously it's going to go to the end of town. What happens to it then? Is there going to be a vault down there with an alarm in it or something to be able to take care of that or what's happening with it?

Jared Westoff - I would have to have our engineering team answer that. I don't know how to answer that one, Don. But I know that's a good question and we need to answer it.

Doris McNally – The Town has been talking about sewer forever. What is the status of this project going through Town? I mean, I haven't heard an update on anything, if it's feasible or if it's been accepted or if Council or planning has.

Jared Westoff - At this point we are working with Ash Creek on the piece that is outside of the Town boundary.

Doris McNally - But this is right down the Main Street of Town.

Jared Westoff - Agreed, so this is better because of the construction project timeline. We are reasonably adept to what we're doing here. We have got a timeline that's a little cart before the horse. We will take that risk if we agree to accept the line. We are just trying to gauge LDWA's willingness to work with this proposal and nothing is unreasonable that you guys are talking about. We want to make sure that any reasonable requirements you make, like if there's extra cost for moving your line or extra asphalt that has to be cut and replaced, that this sewer project would have to pay for that. We are OK with those types of things.

Doris McNally - How long can that sewer stay open without being functionally running, I mean. If it's abandoned, they want it filled in. I mean, what is the timeline for something like this to actually become functional?

Jared Westoff - This sewer line?

Doris McNally – Yes.

Jared Westoff - The southern piece will be functional within less than a year. This piece will be functional when we get all the details worked out between Ash Creek, Leeds, and Silver Point.

Don Fawson - As I see it that part really doesn't matter. But when you do that kind of thing, so they must have some kind of catchment at the top for the sewer and a macerator pump. That macerates solids and then pumps it through the line.

Jared Westoff - So what will happen here will happen relatively quickly thereafter. This is unbelievably perfect for a sleeve as far as the SPE project goes, because gravity will pick up within 500 feet of the subdivision. So, we'll come out of the sleeve and have forced main for a short distance, or we may extend gravity right to the end of the sleeve. Those are the details we have not figured out. We thought about them, but we haven't figured that out. And then on the north side of here, there will just be a normal force main without sleeve. And when that gets engineered, it will just have to stay 10 feet away from the Conservancy line and any LDWA lines.

Don Fawson - It seems to me if they are going to go from a bigger line to a smaller one, they are going to need to macerate the sewage to get it through the smaller line. Do you know what that means?

Jared Westoff - What do you mean?

Don Fawson - So it's like a blender, it blends all that stuff up and liquefies it before you send it down that line.

Jared Westoff – Oh, yeah. So, there will be a lift station that will force it into this force main and then from there it will go into a gravity line that will serve two projects on the South of Town. Then, at the end of the gravity line, right before you go up the Harrisburg grade, there will be another lift station. That's all been engineered.

Brant Jones - You mention that it's going to be inside the 10-foot separation requirement but you didn't mention how close it actually gets and for how far and how many times it crosses. I'm supposed to navigate all these plans and discern that I guess.

Jared Westoff - So, what we know is where the 24-inch line is, and we started the dialogue with Riley so we can figure out where your line is. My understanding is there's a few areas where it's about 6 feet, and it sounds like there's one area with quick preview that at 3-feet. And so, we'll have to finish figuring that out with engineering in order to meet the State standards if we have to stay 6 feet. We will want to get with Riley and understand how many linear feet of line is closer than the six feet separation. Then we'll make the decision from there if we are willing to use it or not.

Don Fawson - So, Riley said that on average it is about 4 1/2-foot separation right now. So, that would go along with what you're saying. So, Paul Wright said, well, if there's basically at least six feet separation, that would be sidewalk to sidewalk then he thought that the State would be willing to make that exception. So, there's no way that even if we filled this paper out and signed it, that it goes to the State, and they make a decision before the end of the week. I mean, that's not going to happen.

Jared Westoff - No, no, we know that. We are just trying to gauge how well we can work together on this. To know whether or not we are willing to take the risk of taking that pipe. The detail there is the Conservancy's willingness to contribute their cost to slurry fill the pipe less any of their expenses they have incurred in slurry filling that pipe to our project. So, if we have a decent feeling that, here's our parameters, we now know we have to keep 6 feet of separation. Before we would ever agree to take it, we would need to check in with Riley and we get that we would need to cover his time to evaluate this. Then we would say, how many linear feet are we less than six feet away? And then from there, we can make a decision, based off of the numbers, whether or not it's even worth using the 14" as a sleeve.

Don Fawson - Mark is it the plan to remove that current 6-inch line as the line is replaced on the east side? Is that what you did north of Vista Avenue when you put that 8-inch line in?

Mark Osmer - Yes, we removed most of it. They have removed most of it or some of it down there but a lot of it they are going to slurry fill.

Don Fawson - So, I guess my question then is. So, we would be slurry filling. So, if we are just moving the trench from here to here then it's not going to really make any difference to us, right?

Mark Osmer - What do you mean?

Don Fawson - In other words if they need to move the pipe, if they need to have that separation more than what it is. So, we have our current 6-inch line on the east side of Main Street, and we have to move it over say 2 feet.

Mark Osmer - Yeah, it's really not going to make any difference to us.

Don Fawson - So, it would just be a matter of digging the trench over here and then slurry filling the pipe or whatever. So, basically from my point of view the only issue is really assuring that there is absolutely no cost LDWA.

Jared Westoff - So, I think that's more than reasonable. So, what you're asking is in order for you to be asking for the exemption, before you do that, you want to make sure that we have an MOU or a contract signed that we will cover any additional cost to LDWA to meet the State waiver.

Don Fawson - There is one other thing that we need to think about and that is that we have this \$7.8 million or whatever and it has to cover the cost of this and the well and the pipe from the Spring. This particular pipeline replacement project on the east side of Main Street is to be a contingency. In other words, if we have enough money left, we will go install the pipe. So, if we don't then all of a sudden, we've got this issue where the pipe needs to be separated and we don't have the money to do it.

Larry Bruley - Jared, potentially what I think I heard you say was; you are working on engineering. Obviously, I think that would probably have to happen before we could ever submit this exemption request. You are looking for a tentative, "Hey if we can meet all the requirements, we come to an agreement with you guys as far as the finances or potential out of pocket cost for LDWA in the future that you'd be comfortable with continuing your pursuit of engineering is that correct?"

Jared Westoff - That's correct, and we would need to give the Conservancy the commitment we will take the line and then if we don't use it, we will have to slurry fill it. So, it's \$40,000 for them to slurry fill it and they have got some cost to mobilize that they are going to subtract that cost out of that. So, I'll get with them and figure that out, but we may only need about \$10,000.

Don Fawson - OK. So, the big issue as far as I'm concerned is kind of the unknown about whether we are going to be able to actually do the east side pipeline.

Jared Westoff - I think we have explored a lot of the unknowns to give us the parameter to make our decision. What I'm hearing is that you talked to the State and we have got to have at least a six feet separation. I think out of this meeting I can check with Riley and see how many linear feet it's within six feet and then I'll run the number and I'm not expecting any guarantee or anything. I just think I understand where the Board's at good enough that we can make our decision based on our risk and we are good with that.

Larry Bruley - Speaking for myself, I would be comfortable with this as long as everything is met, as long as everybody understands engineering. I know that the Division of Drinking Water is not going to approve something that they know is wrong, but we have to be comfortable too. You know, we have to believe in what's going to happen. You know Don has a good point, we don't want to get stuck with that either.

Jared Westoff - I think realizing that the east side pipeline is a contingency project, that if there's enough money, that line gets replaced. We're going to have to be evaluating our option pretty hard. So, this has been a really good meeting. I don't think I need any more out of this meeting. I really appreciate the feedback and understanding the perspective from LDWA. I hate that we are getting pushed on the timeline, but this is really helpful and we'll make a decision based off of this and then we'll make sure you know. So, you are not spending any time thinking about which way we're going.

VII. SHAREHOLDER COMMENTS

DISCUSSION

SHAREHOLDERS

Ron Cundick - Well, having listened to this. All I can say is, don't make a decision under pressure. This as you see is pretty complicated. And frankly, it's all one sided right now. I'm not saying they shouldn't have the benefit if we can give it to them, but I don't see we get locked in first and they don't want to be locked in, if I understood what was said here. There are a lot of engineering things. I don't know what can happen, but there's a reason for 10-feet.

Don Fawson - There is.

Ron Cundick - Things are going to happen and the pipes are going to break and you are going to have to have access to them. And future cost, you can say that I'm going to cover future cost, but who is going to cover them in the end, LDWA. I'm just saying I'm very skeptical without much more thorough analysis of this thing.

Don Fawson – Yes. I talked at length today with Paul Wright about this and he was very clear on why that 10-foot separation is there. However, the sleeving part of it is part of the mitigation. It's not the same as if there was a problem with an unsleeved line, any spillage is going to leak into that Secondary pipe and then exit downstream.

Ron Cundick - Sewers have a way of creating problems. That's something.

Don Fawson - Well, yes, water systems do as well, they all do. But anyway, I think to me we need to leave it to the professionals in the State to be able to decide if this is within reason and within their margins. Out of a concern for caution that's why I asked about whether there's tracer wire on the 14" line. If there's tracer wire then we can pretty well locate the line. There are tracer wires on our lines. We are putting that on all our new lines as well. So, I think that would be safe in that respect. But you are absolutely right, Ron.

VIII. MOTION TO ADJOURN MEETING

DISCUSSION	Don Fawson - All right. Thank you. OK. Is there anything else Brant, you have anything?
	Brant Jones - Nope.
	Don Fawson - Doris?
	Doris McNally - Nope.
	Don Fawson - With that, I'll call for a motion to adjourn.
VOTE	MOTION TO ADJOURN: Brant Jones SECOND: Larry Bruley MOTION APPROVED: Unanimously

ADJOURNMENT: 8:11 PM



Layna Larsen | Corporate Secretary

Don Fawson | President



LEEDS DOMESTIC WATERUSERS ASSOCIATION

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2024 MEETING OF THE BOARD OF DIRECTORS CALENDAR

DAY/DATE	TIME	LOCATION	HELD
Wed., January 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Tues., February 6th, 2024	7:00PM -- 8:00PM	Cosmopolitan	<input checked="" type="checkbox"/>
Wed., February 21, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., March 20, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., April 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., May 15, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., June 19, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., July 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., August 21, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., September 18, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., October 16, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., November 20, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., December 18, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>

[Leeds Town Hall is located at 218 N. Main Street, Leeds, UT 84746]

STANDING AGENDA

1. CALL TO ORDER <ul style="list-style-type: none">a) Roll Callb) Prayerc) Pledge of Allegiance
2. ANNOUNCEMENTS <ul style="list-style-type: none">a) Consent Agenda<ul style="list-style-type: none">o Acknowledgement of Meeting Noticeo Vote to Approve This Meeting's Agendao Vote to Approve Previous Meeting Minutes.b) Declaration of conflict-of-interest
3. OFFICERS REPORTS <ul style="list-style-type: none">a) President's Report [Don Fawson]b) Operations (Field) Report [Mark Osmer]c) Office / Finance Report [Doris McNally]d) Administration Report [Kurt Allen / Brant Jones / Larry Bruley / Dan Brown]<ul style="list-style-type: none">o Update on System Projecto LWCo Field Activitieso Cross Connection & BackFlow
4. SHAREHOLDERS COMMENTS <p>No action may be taken on a matter raised under this agenda item. Shareholder must step to podium to make comments. (Three minutes per person)</p>
5. ROLL CALL VOTE TO CLOSE MEETING



MINUTES

DATE/TIME/LOCATION:	July 17, 2024	7:00 PM	Leeds Town Hall
TYPE OF MEETING:	Board of Directors Meeting		
NOTE TAKER:	Layna Larsen (Corporate Secretary)		
ATTENDEES:	Board Members: Don Fawson (P), Kurt Allen (VP), Doris McNally (T), Brant Jones (M) Absent: Larry Bruley Staff: Layna Larsen (Corp Secretary), Mark Osmer (Field Operations Mgr) Shareholders: Susan Savage, Ron Cundick Guest: Riley Vane (Jones & DeMille)		

Agenda Topics

I. CALL TO ORDER [Don Fawson @ 7:00 PM]

CALL TO ORDER	Don Fawson - Appreciate everybody being here. We will start with a Roll Call on my left.
ROLL CALL	PRESENT: Brant Jones, Don Fawson, Kurt Allen, Doris McNally Don Fawson - I want to excuse Larry he had other obligations tonight.

II. PRAYER [Don Fawson]

III. PLEDGE [Don Fawson]

IV. CONSENT AGENDA & PRIOR MEETING'S MINUTES [Don Fawson]

DISCUSSION	<p>Don Fawson - We will start with the consent agenda before we do that Layna will you tell us where the postings were?</p> <p>Doris McNally - I can help with that, it was Posted at the Post Office inside and out, online, and on our office Door.</p> <p>Don Fawson - Thank you for that and thank you Layna for taking care of that. Alright I will accept a motion on the consent agenda which is the last meeting minutes and the agenda for tonight.</p> <p>Brant Jones - I want to mention that I did send some corrections.</p> <p>Layna Larsen - I got them. Thank you, Brant.</p> <p>Kurt Allen - I'd like to note that I'm abstaining from voting on the last meeting minutes because I was absent.</p>
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CONCENT AGENDA	Consent agenda consist of the acknowledgment the meeting notice was posted. It is also a vote to accept this month's agenda and the previous month's minutes.
VOTE	MOTION TO APPROVE TONIGHTS MEETING AGENDA: Doris McNally SECOND: Brant Jones MOTION APPROVED: Unanimously
VOTE	MOTION TO APPROVE PRIOR MEETING'S MINUTES: Doris McNally SECOND: Brant Jones MOTION APPROVED: Unanimously

V. DECLARATION OF ABSTENTIONS OR CONFLICTS [Kurt Allen]

DISCUSSION	DECLARATION OF ANY CONFLICT-OF-INTEREST
	Don Fawson – Any conflict of interest?
CONFLICT	Brant Jones, Don Fawson, Kurt Allen, Doris McNally – All No conflict

VI. OFFICERS REPORTS

a) PRESIDENTS REPORT [Don Fawson]

DISCUSSION	No Report
	Don Fawson - I am going to start with Mark with your report tonight.

b) OPERATION / FIELD REPORT [Mark Osmer]

DISCUSSION	REPAIRS & MAINTENANCE
	<p>Mark Osmer - We passed our BacT test again this month, so we are good on that.</p> <p>LANDMARK:</p> <p>Mark Osmer - I've been working with Landmark Construction, inspecting the 24"(WCWCD) and the 10" (LDWA) water mains they are installing. We had to move one of the valves at Babylon Road by the Town Hall. Landmark had it on the North End and our valves are on the South end so I had them to move it to the South so it would all join up better.</p> <p>PRV ON CENTER STREET:</p> <p>Mark Osmer - We need a new PRV down on Center St. because the old one is, I don't know, 30-40 years old. I got a price from Scholzen's, and it was like \$29,000 for an 8" PRV. In talking with Riley, he said a six inch would work. I know the WCWCD has a 6" PRV and meter in the old vault on their old 14-inch HDPE pipe. I asked Brett Cahoon whether they would be interested in selling that to us. He said it's five years old, but it hasn't had really any use. He called Dave Jessup, who's over him and he said make us an offer.</p> <p>Don Fawson – Let's talk about that right now because Riley and I had quite a discussion on that specific issue. So, we have a 10" line and we're necking it down to 6" if we go with that PRV So your recommendation is what?</p> <p>Riley Vane - Running the calculation, you'll see no performance loss by going with a 6" PRV.</p> <p>Don Fawson - Even if we have a fire and the increased hydrant demand?</p> <p>Riley Vane - Yes, it will still meet your 1500 gallons per minute which is standard for buildings that are in Town.</p> <p>Don Fawson - OK. And what is the price on a 6" PRV?</p>

Mark Osmer – Layna, did you get that quote from Scholzen’s? They were meant to send it to the office.

Layna Larsen - Good question. I sent you the one they sent yesterday. But I don't have a new one.

Mark Osmer - They should have sent that. I can find out about that. What should that be if an 8" is \$28,000?

Riley Vane – A 6” should be in the \$12,000 to \$15,000 range, something like that.

Don Fawson - Ok, Mark, when we talked earlier you said an 8-inch PRV with the valve and a 2-inch bypass was \$29,000. So, this new PRV ought to come with valves and everything, right? I mean, the one that's already quoted.

Riley Vane - Collins, quote from Scholzen’s should have that whole assembly.

Mark Osmer - Yeah, he had everything. He had the two valves on the inside. Yeah.

Riley Vane - You're fine. The detail that I just gave Mark before the meeting started was an APWA detail for a pre-standard PRV. It's got all that assembly, so we will be able to check that that quote includes all those components that are going to be needed.

Don Fawson - OK, So, we had talked earlier too about the fact that this would be Chinese, right? This \$29,000.

Mark Osmer - Yeah.

Don Fawson - And if we go with Build Back America (BBA), then it's going to be substantially more?

Doris McNally - My understanding is this is not a part of the loan. This is our own issue.

Riley Vane - It could be because it's a direct improvement to the line that we described in the loan. You could contend that this could be money well spent from DDW for including that. But as Don mentioned, you do have BBA requirements and you do have a longer timeline and order issues with BBA components. There is going to be a longer procurement timeline with that. It sounds like from Scholzen's they'll still have six weeks even for an import on a 6” PRV valve. So, you may be looking at that regardless.

Don Fawson - They are actually looking at trying to get that done right away. So, what is your thought on a used 6-inch.

Riley Vane - I haven't talked with Brett, but I'd like to talk with Brett and make sure that there was never any thing ran in that pipe except chlorinated water. I would like to make sure it's got some NSF 61 certification stamped on the body or if it is there. I don't mind looking it over and we can even maybe take it out and work it and test it.

Mark Osmer - It is on the old line, so there's no water in it.

Riley Vane - So, we don't have any water?

Mark Osmer - We don't have any water in that line.

Don Fawson - Ok, so, they put a 6” PRV on a 14” main?

Mark Osmer - Yeah.

Riley Vane - It's all just a function of what pressure you're trying to control and there were no fire hydrants attached to that line. It was just a transmission line going without much demand.

Don Fawson - Obviously when you step down like that, you're going to create a Venturi and I know that in some of our training we talked about that. Any issues you see with that?

Riley Vane - A 10” to a 6” is well within normal operating procedures.

Don Fawson - OK.

Mark Osmer - And also all the PRV's north of that are 6". They are 6" on 8" lines.

Don Fawson - Right, OK, so if we decide that we want to go with a new 6-inch from Scholzen's, they are out how far?

Mark Osmer - They told me eight weeks,.

Don Fawson - What about Fergusons or Mountainland if we pay for the PRV and bypass BBA?

Mark Osmer - I have a call in to Mountainland but I haven't called Fergusons. I can call Fergusons tomorrow and see what they have and how far out they are. The 8-inch one, did Scholzen's tell you it is in Salt Lake so they can have it here within a week.

Don Fawson - The 8-inch they could, but that's foreign sourced, right?

Mark Osmer - Yeah.

Don Fawson - So, basically, we have the choice, we can either go with the \$29,000 8" but you're saying a 6" is sufficient? We can have Riley and Mark check that used PRV and put a bid on that. What do you think they would want?

Riley Vane - I would assume a 20-year service life and that's kind of being conservative those are usually about a 30-year product and so you could just look at the standard depreciation for five years.

Don Fawson - What if we offered them 50%?

Riley Vane - I think that's where you start, yeah.

Kurt Allen - So let me understand, this is the Conservancy Districts PRV that was in their 14-inch line there at the South end of Town. It would concern me that it was held wide open consistently on that system. I would question the ability for the springs and the functions inside of that to come back after being held in that position like that consistently for all those years.

Mark Osmer - He said it wasn't used that long.

Kurt Allen - Well, it wasn't used and really it probably didn't function hardly at all it just went to one position, mostly open because they put a lot of water through it and probably stayed in that position, because there was no fluctuation on the pressures, and on the demand, and the usage of the water demand flowing through it. So, I guess I would wonder how it would come back from that type of disuse. I think that if it was fluctuating and being used a lot it would be better. It's like your muscles, if you use them they are going to be there for you, but if you fail to use them, they atrophy. Those springs and that metal deteriorate in like manner.

Don Fawson - I know that an automobile engine is the same way. If it is not used it can become damaged faster than when it is used.

Brant Jones - This is the used PRV owned by the Conservancy District?

Don Fawson - Yeah.

Brant Jones - And are they offering to sell it?

Mark Osmer - Yeah, they said to put an offer in.

Brant Jones - How about we already paid for it through our taxes? So, if they're not, you know, going to reuse it, if they don't trust it, and we want to save some money, we could offer to take it and see how long it works.

Mark Osmer - They said they were going to pull it out and keep it.

Kurt Allen - Who else would? And they'll just put it on the shelf.

Brant Jones - Lucky charm, right? Yeah, offer to take it off their hands.

Riley Vane - I would like to see if there is a manufacturer's warranty that still applies to it, and if we could get some information on that, that would be helpful.

Mark Osmer - I exposed all the lids down there and Brett went down in there. So, I could go down and take a bunch of pictures and send them to you.

Don Fawson - All right, we've got some choices to make, but they need to be made quickly because they are in the process of doing this, within the next week or something like that.

Mark Osmer - Two or three weeks, yeah.

Don Fawson - So, one of the things we wanted to do was to pull the lid off our West vault at Main and Center Street so, we can have easy access before they pave the street. So, we have 1) Brant's suggestion and 2) we have the possibility, if they don't give us the PRV, offer to give them something for it, or 3) we have the opportunity to buy it foreign outright, or 4) we can pursue BBA and be way out as far as acquisition.

Kurt Allen - It doesn't look to me like we can wait 8 weeks to order it. We have two choices, it looks like, the 8" in Salt Lake or the 6" used from the Conservancy.

Mark Osmer - Yeah. Otherwise, you've got to keep this shut down and go back if there is one.

Don Fawson - So we're talking Scholzen's as the sole supplier at this point.

Mark Osmer - Yeah, like I said, I called Mountainland, but they haven't gotten back to me yet.

Don Fawson - We've also got Ferguson.

Mark Osmer - So, I'll call those two tomorrow and I can actually give them this J&D drawing.

Doris McNally - Give Aaron a call if you're not getting a response from Mountainland and see if he can help you.

Kurt Allen - I like Brant's approach to be right honest with you. I think if we just told the Conservancy District, we'll store that PRV for you and if you want it back later, we'll give it back to you and no cost. Just give it to us. It is going to be better off with the PRV being used and functioning than it is sitting on their shelf. That is my opinion.

Brant Jones - Try anyway.

Mark Osmer - Yeah, we can always try and see what they say.

Brant Jones - Probably matters who we ask, right? Make sure we are asking the person who makes the decision.

Mark Osmer - Yeah, I know Dave pretty good so, I'll call tomorrow just see what he says.

Kurt Allen - Who are you talking to?

Mark Osmer - Dave Jessop.

Don Fawson - Let's do some contingencies here because if that doesn't work, we've got to do something else.

Brant Jones - How much concern is there with the imported valve? Does anybody have much experience with them.

Riley Vane - They are all over the place.

Mark Osmer - Yeah, I think we're the ones we've got in the system are the Chinese ones.

Riley Vane - Chinese or just imported in general, some are made in Mexico. They are all over the system. Not only on the LDWA system but Washington County. It just falls back to if it's imported, we can't get that written off as part of the DDW loan.

Doris McNally - That's why initially I didn't know that there's a potential of writing it off, but we do have an emergency fund and from talking to Mark, this would fall into an emergency category and it's something we could take advantage of. And we haven't tapped into that at least as long as I've been in this company. So, I think that's the other contingency. Don, is that this is important, we need to do it, we just need to do it right.

Don Fawson - I agree.

Brant Jones - Maybe that's part of the presentation to the WCWCD saying that rather than wait for eight weeks and have it, you know, hold up the project. Why don't we use theirs? We all pay our taxes.

Mark Osmer - Yeah, I could say that.

Doris McNally - It puts less pressure on the Townspeople, and they have been dealing with a lot with the construction. Who should we have the conversation with?

Don Fawson - Mark, you were the one that to talk to them. They offered that to you, right?

Mark Osmer - No, I asked what they were doing with it, would they be interested in, you know, maybe selling it?

Kurt Allen - That's good. So, who is the person you talked to.

Mark Osmer - I talked to Brett Cahoon, who's doing the work here and then he called Dave. And then Dave called me and said, "Yeah make us an offer."

Brant Jones - You know, you could even voice some of the concerns like Kurt said, we just don't know how long it would last. If they need it on the books offer them a dollar.

Doris McNally - The question is who should we have the conversation with?

Kurt Allen - Do you want me to get Whit Bundy to kind of spearhead this, he is our representative for the Conservancy District.

Mark Osmer - I deal with Jessop.

Kurt Allen - Yeah, I know you do, because he's the field guy. But Whit's the project manager for the Conservancy District and he'll get Dave Jessop involved. Why don't you let me talk to Whit Bundy and start this process and see where that goes?

Mark Osmer - OK, yeah, sure.

Doris McNally - But keep getting the quotes. Keep moving forward and get the quote because that's the backup.

Mark Osmer - Right. Yeah.

Don Fawson - OK, so maybe we can do this in parts. So, would someone like to make a motion on that?

Brant Jones - On trying to get the PRV valve from the Conservancy District?

Don Fawson - Yes, to see if they will gift us the PRV.

MOTION

Brant Jones - I make a motion that we try and expedite the process and reduce cost.

Mark Osmer - If they say no, we can just go and buy the other one.

Don Fawson - OK, So, that is something different. Whatever this motion is, it needs to include every contingency, OK, because it needs to get done and we're not going to meet again for a month.

MOTION

Doris McNally - So, I'll try to make the motion in stages.

Option A - Would be to contact the Conservancy and negotiate with them for the 6-inch PRV.

Option B - Would be to search for another device and I would assume if it's not a six inch then it would be the 8 inch that is in Salt Lake. I'd go with any of the vendors that are available, attempting to get a US manufacturing one, but if none are available then have the option to go for a foreign made product.

Option C - Would be to continue to investigate the ability to get this underneath the loan and if it isn't possible, we'd move forward with it underneath the emergency funds. And I think those were the real three major ones, right?

Don Fawson - The only concern I have with going with the US made once again, it's probably going to be harder. If we are under the loan, are we going to have to go Bacon-Davis on the install, or can we use Mark, how does that work?

Mark Osmer - I don't think Landmark was going to install it. I was always under the impression we were going to install it.

Don Fawson - I guess my concern, my feeling is that we probably ought to just buy the PRV outright and then install it.

Riley Vane - I don't have the Bacon-Davis information as far as Mark installing. I don't have that information for you right now so I can't say.

Kurt Allen - Well, it would be my interpretation of the loan that the loan scope of work ends at the walls of the PRV outside the vault. The loan doesn't have any design work for inside that vault and so I don't think that the Davis-Bacon wages would apply. I think that it's kind of a stretch and then maybe a little bit more work than it's worth to try to get it through the loan and personally, I don't think that it will qualify, but timing is the big factor here.

Doris McNally - So, once again, the three options that I had, I had that either going with the US or the foreign made, but the ultimate goal is to get one, so that we can take advantage of the window of opportunity while they are working down here before they start the asphalt. So, I think that as for how it's installed and everything else, I mean that's, the detail behind it, I think. But the motion is to at least move forward with one of those options and take advantage of timing to get it in place now. So, I'll stand by my motion that way.

Don Fawson - OK, I think as part of that, we ought to be just paying for this outright and not try to put it in the loan.

Kurt Allen - I agree with that.

Doris McNally - I always assumed it was going to be paid for directly. I didn't know it was an option for the loan. That's why I brought up the issue with the emergency fund because I talked to Mark about it this

morning and my assumption is that I was going to make the recommendation we take it out of the emergency funds.

Kurt Allen - And how much do we have in the emergency fund?

Doris McNally - I am going to report on it in a second. In the emergency funds we have \$352,534.

Kurt Allen - And I agree with Don, I think we need to just buy this outright.

Doris McNally - \$10,000 dollars, \$12,000. I took a look online and its under that, I think the issue is we need it. We should just take advantage of it.

Don Fawson - OK, so let's go through that one more time, Doris would you take from that and fix it.

Doris McNally - OK, I'm going to make a motion with options;

Option A - is to contact the Conservancy about the availability of the 6-inch and the negotiated factor of being able to get it for free or what the pricing would be.

Option B - would be to search out through other vendors another 6-inch line, hopefully American made, but if it has to be foreign that is fine and ultimately pay for it directly with the emergency fund and not take advantage of any loan activity for it.

Don Fawson - Do you see any reason, I'm sorry to keep bringing this up because in there you said look for the American 1st and is there a reason to do that?

Riley Vane - if you're not going to try to take advantage of DDW funding then there's no reason for it to be that.

Doris McNally - Right. But it might be a situation where the American made one is available or closer than the foreign made. So, I'm just I'm putting in a large umbrella, a large net.

Don Fawson - We will search for a valve either way and then go from there. Does that make sense?

Doris McNally - Yeah. Any one that's available?

Don Fawson - Does anybody want to second that motion?

Brant Jones - I'll second it, just so we don't have to wait another month like you are saying to get it done.

Doris McNally - Right.

Kurt Allen - Yes, it needs to be done.

Don Fawson - OK. Any further discussion? All in favor, aye. OK. Thank you. Thank you, Riley. Thank you, Mark.

VOTE

THE MOTION IN STAGES:

Option A - Is to contact the Conservancy about the availability of the 6-inch and the negotiated factor of being able to get it for free or what the pricing would be.

Option B - Would be to search out through other vendors for a 6"PRV, Any available.

Option C - Ultimately pay for it directly with the emergency fund and not take advantage of any loan activity for it. Doris McNally | SECOND: Brant Jones

MOTION APPROVED: Unanimously

MAIN ST. FIRE HYDRANTS

Mark Osmer - Fire hydrants on Main Street. I was talking to Riley earlier about them...

Riley Vane - Yeah, I have a detail I'll talk with Mark about it on how exactly they're supposed to be installed. But based on what we designed I don't see any reason why the install shouldn't work. I don't see any adjustments.

Don Fawson - Yeah, so, they had the fittings already in the plans?

Mark Osmer - Yeah, 45/45 fittings

Riley Vane - Show me after, take a picture.

Mark Osmer - OK, perfect. That's good.

Doris McNally - These hydrants, define the hydrants. Are these the 3 WCWCD ones that are being installed by the Landmark, or are these our hydrants.

Don Fawson - No, these are our hydrants. We are just going to reuse our old hydrants.

Doris McNally - Which old ones do we have that we are reusing?

Don Fawson - All the ones down the West side of Main Street. They are having to be hooked to the new 10" line.

Doris McNally - OK alright.

LANDMARK TUESDAY MORNING MEETING

Don Fawson - Yeah. OK, Doris you and Riley you were at that meeting we had with Landmark yesterday. Do you want to give us an update, on what their schedule is?

Riley Vane - Certainly, so they are looking to finish service connections and moving hydrants over by the end of the week. And then be going into paving next week. They are working with the County to define how much of the payment they're needing to complete. I think that's happening today or tomorrow. So, we should be looking at paving next week. We'll also be doing a final walk through around that time. WCWCD wanted to do a pre-walkthrough and to identify some of those punch list items and get them going before the final walkthrough, which we thought was a great idea. And we're going to be present for that.

Don Fawson - Were they going to work on a paving up from Vista to the North 1st and then come down from there?

Riley Vane - That was the intent. Vista Avenue was the brake line. They are trying to get that traffic light out of Town as fast as possible. So, they are prioritizing that pinch point at Vista and then come South of town. I believe that was the sequence of paving.

Doris McNally - Just so you know, they approached me, and I posted something onto the social media site for the Town about it. So, they were saying that they are still sticking by it and that they want to start paving on Thursday, but they have it closed down for the entire week.

Don Fawson - Mark, you want to give us a report on the Spring.

Mark Osmer - The Spring is running at 203 gallons a minute. I'm pumping about 55/60 gallons to the LWC. I have the Well running at the moment, I'm just filling up all the tanks. I adjusted the Well and I've got it down to about 97 gallons a minute and that holds the tank levels pretty level.

Don Fawson - Brant, are you working with Mark on regulating LWC Spring allocation?

Brant Jones - Yeah.

Don Fawson - I know that I took a look at the USGS before I came down and it was running at 4.46 cubic feet per second, which is about 2000 gallons per minute. So that would mean that we probably ought to be giving them more water. However, that was a point in time before the graph fluctuation was accounted for.

Mark Osmer - it goes up and down quite a bit, doesn't it?

Don Fawson - About 1 cubic foot per second, during the day. So, if you two will just work together and find a time for an average flow that would be best. So, my reading was actually the low point for the day. We just want to make sure you're getting your share of Spring Water.

Brant Jones - Thank you for working together on it.

Mark Osmer - Yes, no problem.

Brant Jones - Yes, it's down, and pretty scary, but it looks like maybe we'll get some rain next week.

Don Fawson - Does it? That would be really nice. All right let's move on then. Doris, do you want to go ahead with the financial report?

c) TREASURER'S REPORT [Doris McNally]

DISCUSSION


ANNOUNCEMENTS/BILLING/COMMUNICATION [Doris McNally]

BILLING for JUNE was completed/mailed JULY 1st.

NEWSDRIPS

The JUNE Invoices included an article on our Consumer Confidence Report for 2023.

JULY's invoices will have the last in the series of articles we approved a few months back on Water Conservation report because something else has come up.



Need to contact the LDWA, it's simple.
Phone (435) 879-0278
 Please leave a message, your call will be returned promptly.

- 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**

Your message is immediately routed, and a LDWA representative will be in contact.

Email: LDWAcorp@infowest.com

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:


1. Water system information
2. Source(s) of drinking water
3. Compliance with state and federal drinking water standards, explanation of violations, potential health effects, and corrective actions
4. Variances or exemptions to a maximum contaminant level (MCL) or treatment technique
5. 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.
6. Any monitored contaminants detected in the drinking water during the past 5 years of sampling.

To view the LDWA's 2023 CCR use QR code or go to: <https://bit.ly/45wqM9J>

To learn how to interpret the report visit: <https://myuri.com/mpm799e>







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Your message is immediately routed, and a LDWA representative will be in contact.


Email: LDWAcorp@infowest.com


WATER CONSERVATION

Even though Utah has received unprecedented amounts of rain and snow this past winter, spring and summer, we must continue to save water for not-so-rainy days ahead. Find ways to save water at our website. Learn how you can incorporate simple water conservation tips into your life, to save water.


Outdoor Conservation Tips










FLUME 2





Indoor Conservation Tips





DISCUSSION

FINANCE [Doris McNally]

PAYCLIX

In June we had 93 shareholders pay their bills using this payment option. The total amount collected through PayClix was \$7,801.83. 58% paid via credit cards & 42% via echecks. YTD we have collected \$35,976.19 through PayClix.

	Credit Cards		Electronic Checks		PayClix®	
	Count	Credit Cards	Count	eCHECK	Count	TOTAL
Jan-24	49	\$3,319.70	41	\$2,146.87	90	\$5,466.57
Feb-24	51	\$3,478.14	41	\$2,392.82	92	\$5,870.96
Mar-24	52	\$2,973.87	41	\$1,955.02	93	\$4,928.89
Apr-24	49	\$3,011.73	46	\$2,353.34	95	\$5,365.07
May-24	55	\$4,147.64	43	\$2,395.23	98	\$6,542.87
Jun-24	50	\$4,524.05	43	\$3,277.78	93	\$7,801.83
TOTAL	306	\$21,455.13	255	\$14,521.06	561	\$35,976.19

FINANCE [For the Month of June 2024]



TOTAL INCOME		
ACCT	BALANCE	% to TOTAL
Ord. OI:	\$23,135.30	87.5%
Other OI:	\$3,298.21	12.5%
TOTAL	\$26,433.51	100.0%

TOTAL EXPENSE		
ACCT	BALANCE	% to TOTAL
Ord. Field OE:	\$5,832.16	21.4%
Ord. Admin OE:	\$2,423.91	8.9%
Professional OE:	\$10,346.00	38.0%
Labor Expenses:	\$8,631.01	31.7%
TOTAL	\$27,233.08	100.0%

FINANCE [For Year-to-Date 2024]



TOTAL INCOME		
ACCT	BALANCE	% to TOTAL
Ord. OI:	\$139,217.12	87.8%
Other OI:	\$19,264.41	12.2%
TOTAL	\$158,481.53	100.0%

TOTAL EXPENSE		
ACCT	BALANCE	% to TOTAL
Ord. Field OE:	\$62,075.08	43.6%
Ord. Admin OE:	\$10,292.31	7.2%
Professional OE:	\$17,174.50	12.1%
Labor Expenses:	\$52,959.12	37.2%
TOTAL	\$142,501.01	100.0%

The LDWA's Banking Accounts [as of 07/12/2024]



ACCT	BALANCE	% to TOTAL
1 - Checking	\$47,643.94	6.2%
2 - Business Checking	\$716,932.56	93.8%
TOTAL	\$764,576.50	100.0%

ACCT	BALANCE	% to TOTAL
1 - Emergency Reserve	\$352,534.14	67.5%
2 - Loan SRF-3F1892	\$79,298.94	15.2%
3 - Impact Fee Fund	\$90,059.75	17.3%
TOTAL	\$521,892.83	100.0%

VOTE

MOTION TO APPROVE FINANCE REPORT: Doris McNally | SECOND: Kurt Allen
MOTION APPROVED: Unanimously

DISCUSSION

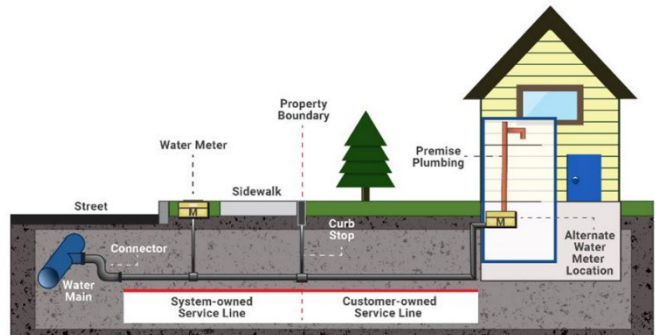
LEAD & COPPER [Doris McNally]

Doris McNally - Board, as you may remember we were approached back in August of 2023 by Sunrise Engineering about a regarding how the EPA had finalized the Lead and Copper Rule Revisions (LCRR) in December 2021. The LCRR contains many changes but the top priority for all community and non-transient non-community water systems is completing and submitting initial service line inventories and lead service line replacement plans by the October 16, 2024, deadline.

Community Water System (CWS): A public water system that supplies water to the same population year-round.

Non-Transient Non-Community Water System (NTNCWS): A public water system that regularly supplies water to at least 25 of the same people at least six months per year. Some examples are schools, factories, office buildings, and hospitals which have their own water systems.

Transient Non-Community Water System (TNCWS): A public water system that provides water in a place such as a gas station or campground where people do not remain for long periods of time.



After meeting with representatives from Sunrise, the Board felt since the LDWA doesn't have lead pipelines and does not use lead solder that the lines from the meter to shareholders are their responsibility. The LDWA was not in a position to require any financial assistance from any future grants to address replacement of such lines.

This week I was approached again by Sunrise with more details about this initiative. It appears that the DEQ, DDW & EPA have defined service lines from Water Providers as 1) lines up to the meter and 2) lines beyond the meter that go to a parcel's structure. With that clarification it appears that the LDWA **must submit** an initial lead service line inventory by October 16, 2024.

I've spent the day attempting to gather how we best proceed. Clearly Sunrise has been selected as the sole supplier of this information, so we are unable to work with Jones & DeMille.

I've asked what constitutes **INVENTORY** and the answer was:

Every service line in your system, both the utility side and the customer side, needs to be identified within four categories: lead, non-lead, galvanized requiring replacement (GRR), or unknown. You are not expected to find out every single line when you submit your initial inventory in October. However, finding out as much as you can now is in your best interest.

In reviewing the DEQs website on this mandated reporting I found a video I believe you all should watch: [WATCH: July 2024 Lead service line inventory webinar recording](#)

Council I have also received about sharing information is:

1. Scrutinize the contract to ensure that all data is returned to LDWA and erased from Sunrise servers at completion of project. This is a common requirement from towns that release a portion of their model for developers to produce modelling reports.
2. Don't allow them direct access to LDWA ArcGIS online accounts. Provide them an isolated and stripped data for their use, and we can incorporate it later.

Don Fawson - I went to a couple of meetings relative to this back when and I never thought that we would just do a bye, it was mandated for everybody, but I thought that Sunrise was taking care of all of that. The other thing is I don't know whether you were there, but we talked to somebody just recently that said that you just had to take a sampling of about 4 houses or something like that.

Mark Osmer - I remember that as well, he said just dig down on the outside of the meters.

Don Fawson - Who was it that we talked to?

Mark Osmer - I think it was someone at the meeting, it was someone at the Tuesday Landmark meeting.

Doris McNally - Well, Jessica made the statement that if we have suspects of unknowns that we think that potentially have lead, let's say the more heritage homes in this community might have copper in their lines. What we could do is identify them as not.

Don Fawson - But you know, the interesting thing about this is that they said ignore the copper we are not doing that now it's LEAD only. I know that it says lead and copper, but they have said at every meeting I've gone to, and this was with the State people, that they said it's LEAD only at this time.

Doris McNally - So, even if it's just lead, what Jessica was stating was that if we had five homes that we think in our town that potentially could have lead or anything lead in the system, OK, we could identify them. They would go and have conversations with the homeowners and identify needed to be done to meet the requirements. We wouldn't have to do that. And she was saying that you only have to do 20% of that grouping that you think is problematic. Anything past 1970 they are giving a pass to, they're saying, we feel confident that you don't have an issue. They can be unknowns, but anything before then they are saying you have to offer information. So, I'm here today to say is that I need to have this conversation quickly with this young lady. So, what I'd like to do...

Don Fawson - Is she with Sunrise?

Doris McNally - Yes, she's with Sunrise Engineering. There were three people. We went met with Mikkela Adams and with a Vern Malloy back in September. I don't know if you remember the two young guys. OK. There's a gentleman named Joseph Phillips who's overseeing it. Joseph's at a conference right now. Jessica is the head of the GIS group. And my specific questions to her today were - *Do we just have to give GIS on the meters?* She said *yes*. I said *you don't need addresses, names of people or parcel numbers*. She said *no, just GIS*. I said *OK*. She said *or you can give addresses*. I mean to me GIS is OK. She said that and based on the information I gave her about us having no lead in our system, she said we think we will be OK. We can fill out the paperwork that way. The thing is, I do think we need to scrutinize and have some kind of letter of understanding of how the information is given to a third party, to give to DEQ, because it is going through Sunrise, and I think that we need to see some kind of letter of understanding of confidentiality. They wanted to have direct access into our GIS, and I don't think that is a smart idea, knowing data, and I think Riley agrees with me on that. You don't want to give them direct access into our GIS, you give them an export of our GIS to satisfy their needs. And she was totally comfortable with that.

MOTION

Doris McNally - So, my motion is that this has to be moved forward because we only have until October 16th. And it is going to require a little bit of work. So, I'd like to make a motion that we move forward in pushing for some kind of letter of understanding and agreement for confidentiality and start to pull the data together that they feel they need relevant to the meters for the town.

Don Fawson - One of the things that it seemed a little more onerous. I know that there are all these forms and stuff you have to fill out on each item, but it wasn't a matter of just saying we don't have any lead in our pipes. You have to actually show the map of the system and you have to identify all the pipe materials type and pipe sizes.

Doris McNally - And I specifically asked that, and she said to me to meet the requirement for the October 16th, all she needed was the GIS data. And if that's what she's telling us all we need, then I, I mean, I'm not going to ask for more work and I'm not going to ask for more non-disclosure. So. You know, once again, this smells very similar to the back flow where we did the survey, we got all the information, it is almost like they were trying to push it on to the water companies to do all this work.

Don Fawson - You could imagine if the State had to come in and figure all this stuff out, it is not going to happen. And the feds are the ones that are initiating all of this, it is not the State. Anyway, if that's what it takes, you know, I really appreciate you following through on this Doris and whatever it is that we can give them, the least amount is best to cut down on work load. I totally agree with that.

Doris McNally - I just want everybody to understand. I just think it's creepy, I mean, I think it's very creepy that they're asking us. It's almost like how the power companies on the East Coast say your neighbor is using less electricity than you are. They send out bills and they tell you. It's almost like they want us to Relinquish information about our users, and that is why I want to make sure that whatever information we give them, we have it in writing that they cannot pass this on to anybody else. They can't give information out on our water system.

Don Fawson - Where was it, in Indiana or somewhere where they had lead or something in their pipeline.

Mark Osmer - That was Flint.

Don Fawson - And then not only that, but when we were up in Colorado, Peterson Air Force Base right there, at some point in time, they found that they were contaminating the groundwater with fire foam, and everybody

had to go on bottled water and those kinds of things. So, I think it is a goodwill attempt to try to eliminate Carcinogens and things in our water system, but it is onerous.

Doris McNally - Well, I think the fact that our Town is relatively new reduces the risk and a lot of other municipalities are older than ours. That's why all those extra rules are about wanting to see a full system. I think they get into that because they have systems that are so old, I mean ours, in the scope of things, is a relatively a newer community versus some of the older communities. So, once again, tomorrow with the Boards alignment, I'll move forward.

Doris McNally - I need a second on my motion.

Kurt Allen - I will second that. But I do have a comment on that. I think that Sunrise is used to working with public water companies and they just expect us to hand over this information because it is public. We don't have to do that because we are private. I agree with Doris that I think giving them the GIS data and not giving them access to our GIS system is probably the way to go and so I do second that and I do agree that we need to have some kind of a non-disclosure agreement with them because we are different than a public water company. We can expect Sunrise to live by our rules. So, I do second that with those contingencies.

VOTE	MOTION THAT WE MOVE FORWARD IN PUSHING FOR SOME KIND OF LETTER OF UNDERSTANDING AND AGREEMENT FOR CONFIDENTIALITY AND START TO PULL THE DATA TOGETHER THAT THEY FEEL THEY NEED RELEVANT TO THE METERS FOR THE TOWN: Doris McNally SECOND: Kurt Allen MOTION APPROVED: Unanimously
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d) BOARD MEMBER REPORTS

DISCUSSION	LWC AGREEMENT [Brant Jones]
	<p>Don Fawson - Thank you, Doris, appreciate that. Brant, any movement on the LDWA/LWC water agreement?</p> <p>Brant Jones - I contacted Tom (Beach) again and he said he was going to send you a copy of it. Did you receive that yet?</p> <p>Don Fawson - No.</p> <p>Brant Jones - I checked mine and my copy that I have there was only minor changes that needed to be made, mere details. But I haven't seen the new copy myself either, so I was just wondering if he had sent you yours.</p> <p>Don Fawson - OK, here's the problem. If he sent it to my personal e-mail, I don't look at that. I said if you do send it to my personal email please text me, let me know that you've done that, and I'll find it. So he could have sent it and I overlooked it.</p> <p>Brant Jones - To your knowledge you don't have it yet.</p> <p>Layna Larsen - But he does need to send it to LDWAcorp@infowest.com. It doesn't need to go to Don, it needs to go to the office.</p> <p>Brant Jones - I'll talk to him again.</p> <p>Don Fawson - Yes, if you want to send that to LDWAcorp@infowest.com then it would get to somebody that actually looks at their e-mail.</p> <p>Brant Jones - OK</p> <p>Don Fawson - Appreciate that. OK, Larry's not here.</p>

DISCUSSION**UOSH POLICIES, DOCUMENTATION [Doris McNally]**

Doris McNally - Larry did ask me to report on just one thing. So, the OSHA (UOSH) requirements, we did get a report back. I think he mentioned it last month that the UOSH guys did come and do that complimentary walk through and then found some things that they said they weren't going to report, then reported. But we addressed them right away the same day, I mean they were nothing, but he wanted to see it in writing, a written report and submitted. So, in the office aside from the manual with all the MSDS sheets and everything else Larry submitted a response to the few things they found and documented with them. He wanted to make sure that I brought that up and let everybody know what's going on.

DISCUSSION**PROJECTS [Kurt Allen / Riley Vane]**

Don Fawson - OK Kurt.

BLM

Kurt Allen - Thanks for being here Riley to back me up? The big news that I have to talk about is we have a meeting rescheduled on the 22nd with the BLM and the tribes at 9:00 am and we are hoping for the best there. I think we have finally got Amber coming around to the fact that she can maybe circumvent this thing just a little bit and not have every person, all 25 people she invited to come to the meeting. That she can go ahead and hold the meeting and disseminate the information afterwards and be able to get this thing going. I think that Ambers actually trying for once to get it off the dime and get it going. That is my interpretation of that whole thing. Riley, do you have any input on that.

Riley Vane - No, it is just a good sign, there is definitely some next steps as to determining what the environmental effort still needs to be on our part going forward. So, this is the first step in getting that nailed down. And working with the tribes closely because there are some cultural sites that we need to be aware of and work around.

Kurt Allen - And it's still my understanding, and I don't think it's changed, three of the five tribes have approved the process and bowed out of it and there are two that are still involved.

Riley Vane - Yes, three didn't submit any type of notice of concern when they were approached. Two bands did and those, I believe, we will be meeting with. I think we are meeting with both of them on the 22nd,

Kurt Allen - That is my understanding as well.

Riley Vane - Our intent is to get our archaeologist up there as well. And we can all convene, figure out the next steps as far as the path through the environmental permitting effort and get to where we can start drilling.

Kurt Allen - Yes.

Don Fawson - Would you just give a report on the Forest Service because they seem kind of silent too. What's going on with them?

FOREST SERVICE

Riley Vane - It seems like there's been some movement recently with The Forest Service. They have a new appointee Director over the region. That position was unfilled for essentially 10 months. Unfortunately, that was right when we submitted. So, our submission, our application got lost in the cracks. It recently has resurfaced and there's been some communication back and forth, as to the exact impacted area. They are going through their own checklist of what archaeology sites there are up and down the Oak Grove Road that they have got on their system. It will be a similar process as the BLM working through that. The benefit of the Forestry side is that our current waterline is already in impacted areas. So, the actual limit of new disturbance is

really limited. It is a really narrow band of earth that we would be disturbing that hasn't already been disturbed. So, there's some movement back and forth, no decisions, nothing like that yet, just more inquiries on our part to provide additional information.

Don Fawson - Appreciate that. OK.

Kurt Allen - Could we ask who is it at Jones and DeMille that is spearheading this?

Riley Vane - Jenna Jorgenson is our environmental specialist.

Kurt Allen - That's right. Could we ask that you have a discussion with her to amp up the pressure here just a little bit.

Riley Vane - Definitely.

Kurt Allen - And see if we can't get some results. It's been my experience with the Forest Service that the squeaky wheel gets the grease. Be great if we could get her to do that. I mean, it's been a long time.

Riley Vane - It's been a long time. It's a little bit of the Forestry pointing at the BLM and the BLM pointing at the Forestry and both wanting to approve together. So, this meeting on the 22nd will advance things, I think on both agencies, and then we can really start lighting fires.

Kurt Allen - It would certainly be a good excuse for Jenna to contact the Forest Service immediately after the results of the BLM meeting and have an upgraded discussion with them, "Hey when is this going to be issued and what can we do to expedite the process?"

Riley Vane - Definitely.

Don Fawson - So just as a side note on something to do with the Forest Service. Mark and I had talked with them when we were up there installing the fire hydrant on the other side of the Oak Grove Bridge They are going to replace that bridge, widen it and lengthen it. Because of that, we're going to have to move our water line at their expense. I asked the representative about that, and I said, "So is that something we just bill you to do?" And he said, "No, that's part of the contract. So, you're going to have to work directly with the contractor." And so, I'm assuming at that point that we'll have Mark subcontract with the contractor to go ahead and take care of that line movement.

Kurt Allen - That would make sense.

Mark Osmer - Now would be a good time to do it because there's no water coming down.

Don Fawson - It is my understanding they were supposed to do this in August, so, we'll see.

Mark Osmer - I haven't seen any activity or anything up there.

Don Fawson - Yes, I haven't either.

Doris McNally - So Riley and Kurt, the last time we did an update to the Shareholders on the website was January, believe it or not on the projects. If I send it over to you, could you just freshen it up a little bit and we can put it out there again? I really would like to keep it up to date every six months, so we are at least updating the shareholders on what's going on. We made a commitment to that so, I'll send it over and if you don't mind, I'd appreciate it. Thank you.

DISCUSSION

SB174 [Don Fawson]

Don Fawson - OK, there is one last thing and that is SB174. Ron, do you have any update from the Town as far as how you see this impacting development and those kinds of things?

Ron Cundick - We have had some discussions. You are talking about the one that puts the subdivisions approval with the Planning Commission and bypasses the Town Council. We have been trying to figure out how we want to do it and find the people with authority to talk to that somebody on the Town Council or somebody else looking at it?

Don Fawson - Do you see a timeline on any of this?

Ron Cundick - Well we have to have it by the first of December. We don't want to do it before then, we want to keep decisions at the Town Council level until then.

Don Fawson - So, we as a Board have some projects that we need to work on relative to this to make sure that as that moves forward, which is a bill to streamline approval of subdivisions and housing and those kinds of things that we've got our ByLaws and policies in order so that we can meet that challenge and that deadline. Is there anything from the Shareholders? Susan?

VII. SHAREHOLDER COMMENTS

DISCUSSION	SHAREHOLDERS
Susan Savage - We do have, for starters, what day did you start pumping the Well, Mark. I want to write that down.	
Mark Osmer - I don't know I need to look at my notes and see when I started it, I think it was this week sometime.	
Doris McNally - It was this week, it was Monday.	
Susan Savage - I knew it was this week, but I didn't know which day? And did you have a static level on the water at that point.	
Mark Osmer - 211 and it has actually come up. I'm going up there and I can check. I got to go and turn the well down. You know, close it down a little bit. With that soft start I turn it down so I'm only pumping about 95 gallons a minute then that keeps up with the demand along with the Spring and pumping to LWC.	
Susan Savage - So, I am just kind of trying to keep track of coordinating what we know is going on in different places to see if we can figure some things out. And that's why I was interested in that. So, we just barely started pumping our Well at the end of last week. We haven't pumped it at all since the end of November. We are not allowed to pump it between the end of November and March, and so we didn't need to until now. But I have been measuring the water level each week, I think a couple of times it's been a two-week period but mostly every week. And so, the level has been just inching up. It's probably come up; I would say 2/3 of the way to the distance of where the level to where it should come up. And so, starting in April, we've had three events when the water dropped. The first time it dropped 4 feet from the previous week. The other two times it has dropped a foot and a half to two feet. And then it starts inching back up again. I reported that to Nathan Moses, the State Water Engineer in Cedar City, and I've also told him that I was communicating with Alan Howard. Alan flies the area to watch what's happening with the development of the reservoir and so on. And he said there have been at least two times that he saw when the well, that's right there by the side of the road by the billboards, that the District was pumping it heavily. He said there was a big stream and they pumped it for days and it reached as far as Toquerville and went down into the Ash Creek drainage. So, I also reported that to Nathan that that had been happening. That's my report.	
Don Fawson - Did that seem to coincide with the drops in your Well.	
Susan Savage - It was during that period of time; you know in April and May around then.	

Don Fawson - Did you report that in writing to Nathan?

Susan Savage - I emailed him.

Don Fawson - That is interesting information. Mark, have you seen any drops in our Well.

Mark Osmer - No, nothing, in fact it just came up. When I started pumping the Well, it's normally at 209 and it's now at 211.

Don Fawson - The surface, so it's gone down then.

Mark Osmer - It's come up. We've gained more water.

Susan Savage - If it's gone from 209 to 211 it's gone down.

Don Fawson - Yes, it's going down.

Mark Osmer - Yes. Sorry, gone down.

Don Fawson - So it's 209 to 211.

Mark Osmer - No, it works the other way. Sorry, it's come up. It's normally at 209 but then when I pump it it drops down to 204 but it's 211 and then when I pump it's dropped to 209.

Don Fawson - I don't understand how you measure that, are you measuring from the top down to the surface of the water?

Mark Osmer - No, it's measuring from a probe under the water up to the top. So that's how it is measuring it.

Don Fawson - It doesn't make too much sense.

Susan Savage - No it doesn't, it doesn't make sense to me.

Mark Osmer - But no, we haven't lost, it hasn't moved or dropped or done anything.

Susan Savage - So it's measuring from the where in the bottom up to the top where.

Riley Vane - What's your probe set at?

Mark Osmer - I have to look at my numbers to see where the probe is under the water.

Riley Vane - He has a probe under the water, he doesn't know what level it's coming out at, but he is seeing 2 feet of difference there. Normally he sees it is 209 feet above his probe, but now he's seeing the 211.

Susan Savage - You asked me if I would forward you the report that I did when I did the study around town. Did you receive that? It probably went into your personal e-mail.

Don Fawson - Yes, Unfortunately, that is a black hole.

Susan Savage - But you know that the whole thing is online at the Division of Water Rights (DWR). If you go in under application a51010. It will be right at the bottom of the scanned documents.

Doris McNally - I'll send it to you. I'll send you a link on your cell phone.

DISCUSSION

SILVER POINT ESTATE WILL-SERVE [Don Fawson]

Don Fawson - Good, don't send it to my e-mail. One last comment and that is we had Silver Point Estates come in last time and they asked for a new Will Serve Letter and we just added a point on their old will serve letter. It says "*any plat or plan changes would require review and acceptance by the LDWA Board and LDWA Engineers at*

Silver Point Estates expense prior to final approval and acceptance." So, that was just added as part of that, and we will send that out. Anything else?

Ron Cundick - Can I just ask how many acre feet there they changed or requested. Did they ask for more acre feet for Silver Point.

Doris McNally - No, we have not seen any plans. We have only heard that there's going to be changes or we know that there's going to be changes, but there's been no request or no details of what the changes would be.

Ron Cundick - Right now it is the same.

Doris McNally - It is the same. We are just renewing, and we added the caveat that if anything changes on the plans, it goes back for full review.

Don Fawson - They brought that 105 acre feet and nothing has changed on that.

Ron Cundick - They would like 150.

Doris McNally - Whatever they brought, that's what they get.

Ron Cundick - They have only brought the original amount. They haven't brought more.

Doris McNally - No, they haven't. The same agreement that I think you entered into back when, it is the same. It's exactly the same.

DISCUSSION

AGREEMENT WITH TOWN [Kurt Allen]

Kurt Allen - In closing, I'd like to see the Board and the Town resurrect our discussion on our Bilateral /Trilateral agreement. And get that put in place and if we could put together a work session or something to get that discussion going. It was going quite well for a little while there and I think that it was good to meet x and I feel like we just need to follow up on it because it needs to be done.

Ron Cundick - The Mayor has told me he had sent you the most recent, it's been a couple of months now, and requested a meeting and maybe it went to the wrong e-mail. Because I gave him a current draft several, probably 3 months ago and then he was supposed to have sent you the most recent.

Don Fawson - Well, again, if he sent it to that black hole, it could be just sitting there.

Ron Cundick - We wrote that whole thing.

Doris McNally - Can I just make a formal request. Please make sure that all communication goes to the LDWAcorp@infowest.com address. It is the way that we keep that documentation, and we do shepherd it around if we need to, if we see something, we see somebody needs to follow up on it, I know we have all our personal emails, but if it's important documents, important requests like this. Like, I would always go to the clerk and make sure she knows that she could inform people I wouldn't go to personal emails.

Ron Cundick - For your information, we substantially rewrote that using the points that your lawyers were concerned about to get past those objections. So, we thought it would work. So, it's important for us to get together now and review that and see if it meets the criteria because things are happening, and we want to get things in place, and we don't want to get bypassed because we are not ready for it.

Kurt Allen - Yes, we need to get going on that. If I understand you correctly, the balls in our court and that was in our court two months ago and there hasn't been a response or anything. I don't recall seeing that.

Ron Cundick - I think he said he sent it to Don.

Kurt Allen - And so there again if you wouldn't mind sending it again and then we can accelerate...

Doris McNally - Yeah, just send it to the LDWACorp@infowest.com on the corporate address.

Layna Larsen - I send it out to everybody and then I file it so that we have a copy of it in our records as well.

Kurt Allen - I think we need to pull a work session together soon and get this thing going.

Doris McNally - I think if we can get a basic understanding of what's going on with the plans for the future with SB174 and we get that level set first. I think the 1st work session is just to understand what's happening. I've been attending meetings and I'm getting bits and pieces of different things, but I think a better understanding of what the decisions are being made by Town and Planning and how they might impact us would be a good place to start off at.

Layna Larsen - Just to make a point, Don's not going to make any private decisions. It is for the entire Board to decide. So, sending the stuff just to Don isn't going to work. It has to go to the Board. So, sending it to the office gets it to everybody.

Ron Cundick - We thought sending it to Don would get it to the Board.

Layna Larsen - But as you just heard it doesn't. So, send it to the office and the office will get it to all the Board, the individual Board members can look at it, then discuss it together and the decisions can then be made.

Don Fawson - OK, that is LDWACorp@infowest.com.

VIII. MOTION TO ADJOURN MEETING

DISCUSSION	Don Fawson - Alright, I'll accept a motion to adjourn.
VOTE	MOTION TO ADJOURN: Brant Jones SECOND: Kurt Allen MOTION APPROVED: Unanimously

ADJOURNMENT: 8:08 PM



Layna Larsen | Corporate Secretary

Don Fawson | President



LEEDS DOMESTIC WATERUSERS ASSOCIATION

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PHONE: (435) 879-0278 | E-MAIL: LDWAcorp@infowest.com | URL: www.LDWAcorp.org

2024 MEETING OF THE BOARD OF DIRECTORS CALENDAR

DAY/DATE	TIME	LOCATION	HELD
Wed., January 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Tues., February 6th, 2024	7:00PM -- 8:00PM	Cosmopolitan	<input checked="" type="checkbox"/>
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Wed., November 20, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., December 18, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>

[Leeds Town Hall is located at 218 N. Main Street, Leeds, UT 84746]

STANDING AGENDA

1. CALL TO ORDER <ul style="list-style-type: none">a) Roll Callb) Prayerc) Pledge of Allegiance
2. ANNOUNCEMENTS <ul style="list-style-type: none">a) Consent Agenda<ul style="list-style-type: none">o Acknowledgement of Meeting Noticeo Vote to Approve This Meeting's Agendao Vote to Approve Previous Meeting Minutes.b) Declaration of conflict-of-interest
3. OFFICERS REPORTS <ul style="list-style-type: none">a) President's Report [Don Fawson]b) Operations (Field) Report [Mark Osmer]c) Office / Finance Report [Doris McNally]d) Administration Report [Kurt Allen / Brant Jones / Larry Bruley / Dan Brown]<ul style="list-style-type: none">o Update on System Projecto LWCo Field Activitieso Cross Connection & BackFlow
4. SHAREHOLDERS COMMENTS <p>No action may be taken on a matter raised under this agenda item. Shareholder must step to podium to make comments. (Three minutes per person)</p>
5. ROLL CALL VOTE TO CLOSE MEETING



MINUTES

DATE/TIME/LOCATION:	August 21, 2024	7:00 PM	Leeds Town Hall
TYPE OF MEETING:	Board of Directors Meeting		
NOTE TAKER:	Doris McNally		
ATTENDEES:	Board Members:	Don Fawson (P), Kurt Allen (VP), Doris McNally (T), Brant Jones (M), Larry Bruley (M)	
	Absent:	Layna Larsen (Corp Secretary)	
	Staff:	Mark Osmer (Field Operations Mgr)	
	Shareholders:	Terry Allen, Michelle Peot, Susan Savage, Ron Cundick	

Agenda Topics

I. CALL TO ORDER [Don Fawson @ 7:00 PM]

CALL TO ORDER	Don Fawson - Appreciate everybody being here. We will start with a Roll Call on my left.
ROLL CALL	PRESENT: Larry Bruley, Brant Jones, Don Fawson, Kurt Allen, Doris McNally Don Fawson - I want to excuse Layna from tonight's meeting as she had other obligations.

II. PRAYER [Ron Cundick]

III. PLEDGE [Don Fawson]

IV. CONSENT AGENDA & PRIOR MEETING'S MINUTES [Don Fawson]

DISCUSSION	<p>Don Fawson – To start off Doris can you let us know how tonight's agenda was shared.</p> <p>Doris McNally – As always, the agenda is posted on our LDWA website, inside the Leeds Post office on the cork board, outside at the Trading Post Community cork board and also on our office front door.</p> <p>Don Fawson – Thank you Doris. We'll go ahead and call for a motion to approve the consent agenda, and prior's month meeting minutes.</p>
CONCENT AGENDA	Consent agenda consist of the acknowledgment the meeting notice was posted. It is also a vote to accept this month's agenda and the previous month's minutes.
VOTE	MOTION TO APPROVE TONIGHTS MEETING AGENDA: Brant Jones SECOND: Kurt Allen MOTION APPROVED: Unanimously
VOTE	MOTION TO APPROVE PRIOR MEETING'S MINUTES: Brant Jones SECOND: Kurt Allen MOTION APPROVED: Unanimously

V. DECLARATION OF ABSTENTIONS OR CONFLICTS [Don Fawson]

DISCUSSION	DECLARATION OF ANY CONFLICT-OF-INTEREST
	Don Fawson – Any conflict of interest?
CONFLICT	Larry Bruley, Brant Jones, Don Fawson, Kurt Allen, Doris McNally – All stated “No conflict”

VI. OFFICERS REPORTS

a) PRESIDENTS REPORT [Don Fawson]

DISCUSSION	Town Work Session
	<p>Don Fawson – Last Wednesday, Town held a work session, and I just wanted to ask Doris to offer a quick summary of what was discussed.</p> <p>Doris McNally – As discussed at our July meeting with Ron Cundick, the Town had prepared a discussion paper presenting some thoughts about how they might work with the LDWA in supporting them in their delivery of retail water to the Silver Cliff (Ika Grapevine Wash) new development. There was a little confusion, unfortunately, because the Town’s published Agenda listed a discussion on the “Washington County Regional Water Agreement”, and not the potential working arrangement between the LDWA & the Town. In attendance from Town was Mayor Bill Hoster & Council Members Ron Cundick & Danielle Stirling (via phone). Zach Renstrom, Director WCWCD, was also in attendance. We used the opportunity to pose many of the questions we have regarding Town acting as a wholesaler of WCWCD water to the development of Silver Cliffs, and also corrected the misunderstanding that the LDWA & WCWCD water systems were somehow physically connected.</p> <p>We shared with the Council Members, in attendance, that we had been in contact with our attorney Peter Gessel and sent him a copy of the discussion paper prepared by Ron for his review and that we have working sessions in our calendar to hopefully offer a response if, and more importantly how, a formal agreement might work. So, until we have those discussions with our attorney...</p> <p>Actually, since Ron is here I have some questions for him, if he is comfortable answering.</p> <p>At our July meeting you had mentioned you had sent a copy of a new proposed draft Ordinance to Don. We all have seen the discussion paper but is there a draft Ordinance version you want to share.</p> <p>Ron Cundick – I have a draft but the discussion paper is better for us all to work from.</p> <p>Doris McNally – Understood, and agree this document is well done and starts us off from good place of understanding.</p> <p>Next question: It is my understanding that the original Regional Water Agreement was signed by Town in 2008, and that in 2019 the agreement had been revised. Most of the Towns that signed the original had re-signed the 2019 revised agreement, but Leeds Town had not? Do you know why Leeds had chosen not to?</p> <p>Ron Cundick – The Town had concerns about the financial impact of doing so, in relationship to past fees. If the Town had to pay any of those fees it would have been too costly. But Zach explained that we would not have to pay those fees.</p> <p>Doris McNally – So bottom line, I think we used the time productively to share information. I do think however there is much more sharing that is needed with all that is going on with Town’s efforts to comply with the Utah State Senate Bill SB 174, and understanding what impact changes in Zoning, and Land Use Ordinances will have on the density in the LDWA’s boundaries.</p> <p>I hope that impromptu meeting brief was OK, Don/Ron did I miss anything?</p> <p>Don Fawson - No, you did very well. I appreciate that. And I'm sorry I put you on the spot. The one thing I did come away from that discussion was that it was very very concrete, and Zach reiterated it at least three times,</p>

that as long as there was no physical connection between the two water systems the Regional Water Agreement had no impact on the LDWA. Mark, did we at one time have a physical connection?

Mark Osmer – Yes but it was there just in case of an emergency, (a T valve) and was never used.

Don Fawson – It sounds like that would be great in an emergency but even if we could connect, I think the pressure issues would be one that would not allow Silver Reef & El Dorado and the areas surrounding them to be served, due to the topography and elevation. Anyway, we hope and pray we never have such a situation. Zach also said that if such a connection became necessary they could make that connection in a day.

b) OPERATION / FIELD REPORT [Mark Osmer]

DISCUSSION

REPAIRS & MAINTENANCE

Mark Osmer - We passed our BacT test again this month. We pressure tested all our new 10" line going up through Town. I still have to flush from Center St. to Vista Ave, and do a BacT test there. Due to Landmark's delay on paving they did not want me to flush until they were done.

Landmark Construction has hit our 6' lines a few times. . . and we have had to repair it. We had another leak today which we had to do some work on.

We are currently pumping 100 gallons a minute to the LWC.

Kurt Allen – It's exciting that the pipeline project is coming to the end.

Mark Osmer – Yes

Don Fawson – So, when will Landmark finish the paving?

Mark Osmer – Monday.

LANDMARK:

Doris McNally – So as Mark has mentioned there have been a few situations where Landmark hit a pipe and Mark had to help them out by either pulling materials from our inventory, purchasing supplies from a vendor, or use his equipment to fix the situation. Layna and I have been keeping track of these situations and documenting what expenses we have had to incur. As the project comes to a close, we should review this with Landmark and work to get reimbursed for these expenses.

Don Fawson – Kurt what's been your experience when you close out projects?

Kurt Allen – Well, I want to commend Doris & Layna for keeping that tally and making this be a transparent and whole partnership with Landmark and the Conservancy. It's important. But it's also important that we don't take a hard line on this, and not beat each other up either. I think we need to approach this with a partner mindset and meet them in the middle.

PRV:

Don Fawson – Mark where are we at with WCWCD possibly donating their abandoned 6' PRV to install on our 10" pipeline at Main and Center Street?

Mark Osmer – We will have an answer hopefully on Friday. I spoke with Dave Jessep and Zach Renstrom about the potential of getting the PRV they are replacing for our use. Their Board is meeting on Friday, and they will have a decision about giving it to us. Zach seemed to feel this would be no problem, but we have to wait for their Board decision. (Follow up from Board decision they gave us the PRV)

Kurt Allen – Mark you have done a great job working with them, thank you.

c) **TREASURER'S REPORT** [Doris McNally]

DISCUSSION | **ANNOUNCEMENTS/BILLING/COMMUNICATION** [Doris McNally]

BILLING for JULY was completed/mailed AUG. 1st.

NEWSDRIPS

JULY Invoices included an article on Conservation.

As discussed at our last meeting to reduce lead in drinking water, EPA introduced the Lead and Copper Rule (LCR). All communities must comply by 10/16/2024.

WATER CONSERVATION

Even though Utah has received unprecedented amounts of rain and snow this past winter, spring and summer, we must continue to save water for not-so-rainy days ahead. Find ways to save water at our website. Learn how you can incorporate simple water conservation tips into your life, to save water.

Outdoor Conservation Tips: FLUME 2

Indoor Conservation Tips

Need to contact the LDWA, it's simple.
Phone: (435) 879-0278
Please leave a message, your call will be returned promptly.
• 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
Your message is immediately routed, and a LDWA representative will be in contact.
Email: LDWAcorp@infowest.com

EPA LEAD & COPPER RULE

To reduce lead in drinking water, EPA introduced the Lead and Copper Rule (LCR). All communities must comply by 10/16/2024. The LCR include requirements for utilities to create and maintain an inventory of water service and provide public education about the presence and effects of lead in drinking water.

The LDWA is currently taking steps to comply with these reporting requirements. Our ability to supply the data required is aided by the current Board's proactive implementation of a web-based mapping system (ArcGIS) back in 2022.

Providing safe, quality drinking water to our community is a core mission to you our shareholders.

LEARN MORE SCAN QR CODE

The LDWA is currently taking steps to comply with these reporting requirements. Our ability to supply the data required is aided by the current Board's proactive implementation of a web-based mapping system (ArcGIS) back in 2022.

DISCUSSION | **FINANCE** [Doris McNally]

PAYCLIX

In June we had 91 shareholders pay their bills using this payment option. The total amount collected through PayClix was \$7,433.15. 52% paid via credit cards & 48% via echecks. YTD we have collected \$43,409.34 through PayClix.

	Credit Cards		Electronic Checks		PayClix®	
	Count	Credit Cards	Count	eCHECK	Count	TOTAL
Jan-24	49	\$3,319.70	41	\$2,146.87	90	\$5,466.57
Feb-24	51	\$3,478.14	41	\$2,392.82	92	\$5,870.96
Mar-24	53	\$2,973.87	41	\$1,955.02	94	\$4,928.89
Apr-24	49	\$3,011.73	46	\$2,353.34	95	\$5,365.07
May-24	55	\$4,147.64	43	\$2,395.23	98	\$6,542.87
Jun-24	50	\$4,524.05	43	\$3,277.78	93	\$7,801.83
Jul-24	47	\$3,851.97	44	\$3,581.18	91	\$7,433.15
	354	\$25,307.10	299	\$18,102.24	653	\$43,409.34

FINANCE [For the Month of July 2024]



TOTAL INCOME			
ACCT	BALANCE	% to TOTAL	
Ord. OI:	\$38,416.47	94.9%	
Other OI:	\$2,052.49	5.1%	
	\$40,468.96	100.0%	

TOTAL EXPENSE			
ACCT	BALANCE	% to TOTAL	
Ord. Field OE:	\$648.62	4.6%	
Ord. Admin OE:	\$4,467.88	31.9%	
Professional OE:	\$356.00	2.5%	
Labor Expenses:	\$8,514.20	60.9%	
	\$13,986.70	100.0%	

FINANCE [For Year-to-Date 2024]



TOTAL INCOME			
ACCT	BALANCE	% to TOTAL	
Ord. OI:	\$177,633.59	89.3%	
Other OI:	\$21,316.90	10.7%	
	\$198,950.49	100.0%	

TOTAL EXPENSE			
ACCT	BALANCE	% to TOTAL	
Ord. Field OE:	\$62,723.70	40.1%	
Ord. Admin OE:	\$14,760.19	9.4%	
Professional OE:	\$17,530.50	11.2%	
Labor Expenses:	\$61,473.32	39.3%	
	\$156,487.71	100.0%	

The LDWA's Banking Accounts [as of 08/05/2024]



CHECKING ACCOUNTS			
ACCT	BALANCE	% to TOTAL	
1 - Checking	\$60,416.02	7.8%	
2 - Business Checking	\$716,932.56	92.2%	
	\$777,348.58	100.0%	

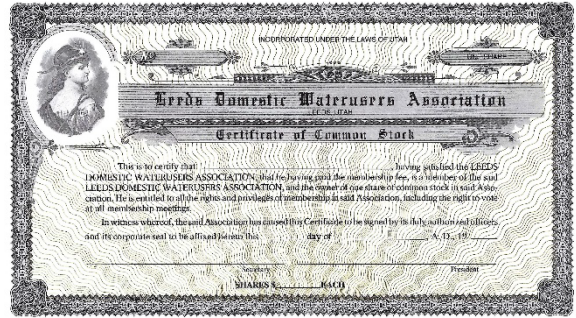
SAVINGS ACCOUNTS			
ACCT	BALANCE	% to TOTAL	
1 - Emergency Reserve	\$353,782.70	67.6%	
2 - Loan SRF-3F1892	\$79,475.40	15.2%	
3 - Impact Fee Fund	\$90,063.58	17.2%	
	\$523,321.68	100.0%	

VOTE	MOTION TO APPROVE FINANCE REPORT: Doris McNally SECOND: Kurt Allen MOTION APPROVED: Unanimously
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DISCUSSION | **OFFICE MATTERS** [Doris McNally]

PAPER CERTIFICATES

Frequently we receive inquiries about the paper LDWA Certificate of Common Stock that were issued prior to 2014. As people pass away and move from this community, they are coming across copies of past certificates that were given to shareholders.



In 2014, the issuing of Paper Certificates of Common Stock were discontinued and replaced by assignment of the Leeds Domestic Waterusers Association Shareholder Membership to the Washington County Tax Parcel ID # rather than the property owner’s name.

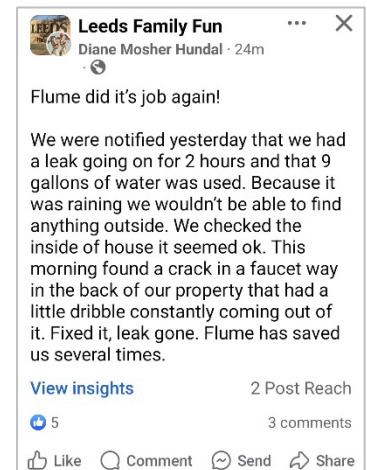
The tracking and accounting of the paper certificate was not dependable for the holders, and for the Association. Some holders believed the paper certificate represented a water right share that could be sold, which was never the case. The Association determined the most efficient verification procedure was to link the water share to the Tax Parcel Identification numbers officially recorded on the property deed with Washington County, Utah, thus eliminating the need to change the name each time a property changed ownership.

The certificates are a wonderful artifact of our Association’s history and currently have no inherent value, are not transferable, and do not represent any interest in water rights.

Here is a link to the page created: <https://ldwacorp.org/certificates/>

FLUME 2 :: SMART WATER DEVICE

Mark & I recently assisted a few more shareholders who purchased “FLUME 2” water monitoring systems with their installation. On the Town’s Social Media Facebook page, the FLUME device got a shout out from a shareholder. Apparently, they had a leak and the FLUME notified them of the leak before it got to be a bigger – costly problem. This is a relatively inexpensive smart watering device and as more shareholders learn about its use we hear more positive reviews.



d) BOARD MEMBER REPORTS

DISCUSSION | **LWC AGREEMENT** [Brant Jones]

Don Fawson - Thank you, Doris, appreciate that. Brant, any update on the LWC?

Brant Jones - I sent you that address you requested so just wanted to make sure you got that.

Don Fawson - OK great, I’ll check.

Brant Jones - And then just kind of a follow up on that on the situation as it has gotten really dry. It also added to the problems with the LDWA waterline breaks which caused the tanks water level to drop down. It made it difficult for us to get a handle on the metered water from LDWA. So, if we are trying to do the math that meter takes the well water plus whatever might be coming through the overflow, right? So that dropped it down. I

mean, it went down to like 30 gallons a minute when the tanks were low. Anyway Mark, we appreciate you working with us and if it would help to have us set up weekly meet to go check the meters we can do that.

I think most of the time, it's a problem when the Creek water's really low. When Fall starts, flows are up because people aren't using as much water. I'm sure that's what drove our users up to read the meters.

Don Fawson - So Mark tell me this. Where does the overflow line come in? Does it come in on the LWC side of our valve?

Mark Osmer - I can't remember now. I'd have to check.

Don Fawson - So my suggestion on that is that you make sure that the overflow is not activated. You wait and let the tank water level drop down a little bit. Then you set the gallons per minute on the bypass meter and then the overflow will just add extra to LWC if, in fact, the tank reaches overflow status.

Mark Osmer - This time of year the valves are closed, so I'm just setting the gallons, I crack that valve to where LWC thinks it is needed.

Kurt Allen – As for the Agreement I reviewed it this afternoon. It's wordy, but for future Boards that's trying to govern what needs to happen, I think it's very good and makes sense.

Doris McNally – I have not seen the version Don you just sent out a few hours ago. My only recommendation is that when I reviewed the last version with the document Peter had originally reviewed some sections had been altered or removed, and I would like to have Peter's input on what he felt those sections were initially included and why they did not make the cut. I also think in general we should always have our attorney review a document such as this, especially since it has been revised a few times.

Don Fawson - I don't have a problem with that. The only thing I hope is that we can do it before February.

Doris McNally – I think we can make his review easier if we clearly mark the areas that have changed from the last version he saw. So, once we get Tom's changes, if you get them to me I will mark it up for easier review by Peter and send it to him.

Don Fawson – OK, thanks. Field Report: Larry?

DISCUSSION	FIELD [Larry Bruley]
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UOSH

Larry Bruley – We can close this chapter on UOSH. As I shared before when Mark, Don and I attended last year's water conference we were told during a session that UOSH was offering a no obligation review of a water system's safety procedures. So, we initiated this "courtesy" review because we want to do things the right way. We wanted to get a "heads up" with what we were doing. We did the review and we purchased the protective equipment, did the training and got our program in place based on their templates. We shared our program with them and then they asked for more. The courtesy consultation had turned into what felt like a compliance audit. In a very firm way, I told the auditor I was not happy. It felt like we were lied to. "You guys didn't do what you said you were going to do." It doesn't matter at this point. We filed all the required documents and responses to their audit, so we are current and compliant. We have created a folder with everything in the office.

One of the things that came up during the "courtesy" audit was the equipment that we needed for confined space really needed to be more readily available. So, we purchased a small trailer that now is dedicated to all the confined space equipment Mark will need to conduct his inspections and repairs, and it worked out perfect. It's much smaller than our other trailers and does not take up the whole street, so it works beautifully.

The new trailer worked out good, and that led to another discussion regarding Mark's equipment. As we all know Mark stores a lot of his equipment & vehicles in and around our storage (cement) tank.

We discussed creating a lease agreement for Mark and we've done that. Working with Doris we put together an agreement. It's 8 pages long but covers all the important elements needed. We reviewed several template agreements ranging from 15 to 30+ pages and we ended up with what we feel is a document that protects not only the LDWA but also Mark's assets. Mark has reviewed the document and is in agreement with its content. In fact, he signed this copy and all that is now needed is for us to review and gain Board approval and Don your signature.

Brant Jones – Was a copy sent to our emails.

Larry Bruley – Doris can you send a copy to everyone?

Doris McNally – Yes, I'll do that now.

Don Fawson – OK, Kurt.

DISCUSSION

PROJECTS [Kurt Allen]

BLM

Kurt Allen - I wished I had some good news from the BLM and the Forest Service, but I don't. It was over a month ago that they sent out an e-mail to us saying that it'd be two weeks and we'd have two Indian Tribes responses back. We still haven't heard from them. It's gone a little silent. So, I really don't have a positive update for you. We're trying to stay in front of them. Trying to keep the pressure on them and hoping for a response soon.

VII. SHAREHOLDER COMMENTS

DISCUSSION

SHAREHOLDERS

DUE TO TECHNICAL ISSUES THE RECORDED AUDIO. THIS SECTION OF MEETING HAD TO BE SUMMARIZED FROM NOTES AS TRANSCRIPTION COULD NOT BE PULLED FROM RECORDING.

Susan Savage –

- Susan's family has been measuring the water level of their wells, and observed a drop. Other water rights holders in the area have reported springs drying up.
- WCWCD has been capturing surface water that would otherwise recharge the local aquifers.
- A groundwater management plan mandates a systematic approach to monitoring the local groundwater and requires examining the holistic impact for water diversion requests.
 - Despite the growing demand on the local aquifers and surface water, and difficulty in modeling our complex hydrology, there is no local groundwater management plan for our area.
- One of the DWR State Engineers, Eric Jones at the SLC office, stated that local water rights holders can petition the State to initiate a groundwater management plan for their area. Any data we can collect will support the petition, and can also be used for future water rights protests.
 - Eric suggested periodic measurements during and after irrigation season.
- Permission from local water rights holders to measure their well levels and spring output volumes would be required
- The LDWA Board approved that Susan and Michelle gain access to the LDWA data for trending, but final Board approval would be required before it is shared with the State Engineers.
 - It was also suggested that Susan and Michelle talk with local State Engineer, Nathan Moses Cedar City Office, about any negative impacts of a groundwater management plan.

VIII. MOTION TO ADJOURN MEETING

DISCUSSION	Don Fawson - Alright, I'll accept a motion to adjourn.
VOTE	MOTION TO ADJOURN: Brant Jones SECOND: Kurt Allen MOTION APPROVED: Unanimously

ADJOURNMENT: 8:03 PM



Layna Larsen | Corporate Secretary

Don Fawson | President



LEEDS DOMESTIC WATERUSERS ASSOCIATION

PO Box 460627, Leeds, UT 84746-0627

PHONE: (435) 879-0278 | E-MAIL: LDWAcorp@infowest.com | URL: www.LDWAcorp.org

2024 MEETING OF THE BOARD OF DIRECTORS CALENDAR

DAY/DATE	TIME	LOCATION	HELD
Wed., January 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
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[Leeds Town Hall is located at 218 N. Main Street, Leeds, UT 84746]

STANDING AGENDA

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2. ANNOUNCEMENTS <ul style="list-style-type: none">a) Consent Agenda<ul style="list-style-type: none">o Acknowledgement of Meeting Noticeo Vote to Approve This Meeting's Agendao Vote to Approve Previous Meeting Minutes.b) Declaration of conflict-of-interest
3. OFFICERS REPORTS <ul style="list-style-type: none">a) President's Report [Don Fawson]b) Operations (Field) Report [Mark Osmer]c) Office / Finance Report [Doris McNally]d) Administration Report [Kurt Allen / Brant Jones / Larry Bruley / Dan Brown]<ul style="list-style-type: none">o Update on System Projecto LWCo Field Activitieso Cross Connection & BackFlow
4. SHAREHOLDERS COMMENTS <p>No action may be taken on a matter raised under this agenda item. Shareholder must step to podium to make comments. (Three minutes per person)</p>
5. ROLL CALL VOTE TO CLOSE MEETING



MINUTES

DATE/TIME/LOCATION:	September 18, 2024	7:00 PM	Leeds Town Hall
TYPE OF MEETING:	Board of Directors Meeting		
NOTE TAKER:	Layna Larsen		
ATTENDEES:	Board Members: Don Fawson (P), Kurt Allen (VP), Doris McNally (T), Brant Jones (M), Larry Bruley (M) Absent: Layna Larsen (Corp Secretary) Staff: Mark Osmer (Field Operations Mgr) Shareholders: Terry Allen, Susan Savage, Amy Jones, Jerry & Deana Hardison, David Rhoads, Dan Brown Guest: Steve Newby (Landmark)		

Agenda Topics

I. CALL TO ORDER [Don Fawson @ 7:00 PM]

CALL TO ORDER	Don Fawson - Lets go ahead and start, appreciate all of you being here tonight. We will start with a Roll Call on my left.
ROLL CALL	PRESENT: Larry Bruley, Brant Jones, Don Fawson, Kurt Allen, Doris McNally Don Fawson - If we could open with a word of prayer and we'll have Layna offer that for us if you will please.

II. PRAYER [Layna Larsen]

III. PLEDGE [Don Fawson]

IV. CONSENT AGENDA & PRIOR MEETING'S MINUTES [Don Fawson]

DISCUSSION	<p>Don Fawson – To start off Layna can you let us know how tonight’s agenda was posted.</p> <p>Layna Larsen - We posted it on the office door, we posted it on the post office bulletin board inside, and we posted it on the bulletin board outside, and it is on the website.</p> <p>Don Fawson – OK at this time I’ll accept a motion to accept last meetings minutes.</p> <p>Doris McNally - Just a notation for the people in the audience. We did have a problem with the recorder last month. It was only in the shareholder section. So, I reached out to Michelle and Susan asked them to bulletize the points they made and they reviewed them. So, in the minutes, I just want people to understand what happened. We're actually using two recorders tonight to make sure that doesn't happen again.</p>
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	Don Fawson - OK, thanks, with that, we have a motion and a second.
CONCENT AGENDA	Consent agenda consist of the acknowledgment the meeting notice was posted. It is also a vote to accept this month's agenda and the previous month's minutes.
VOTE	MOTION TO APPROVE TONIGHTS MEETING AGENDA: Kurt Allen SECOND: Brant Jones MOTION APPROVED: Unanimously
VOTE	MOTION TO APPROVE PRIOR MEETING'S MINUTES: Kurt Allen SECOND: Brant Jones MOTION APPROVED: Unanimously

V. DECLARATION OF ABSTENTIONS OR CONFLICTS [Don Fawson]

DISCUSSION	DECLARATION OF ANY CONFLICT-OF-INTEREST
	Don Fawson – Any conflict of interest?
CONFLICT	Larry Bruley, Brant Jones, Don Fawson, Kurt Allen, Doris McNally – All stated “No conflict”

VI. OFFICERS REPORTS

a) PRESIDENTS REPORT [Don Fawson]

DISCUSSION	PETER GESSEL LETTER TO TOWN
	<p>Don Fawson - All right. So, I don't see anyone from Silver Eagle Estates, I talked to Devin today and he said there would be somewhere here. So maybe they'll come in later, I don't know. Moving on the first item on the agenda. Did all of you have a chance or take the opportunity to look at Peter Gessler's (LDWA Attorney) letter to the Town? It has to do with suggestions on that franchise agreement. Does anyone have any issues with that at all.</p> <p>Larry Bruley - I didn't.</p> <p>Doris McNally - I did, it's fine. It is appropriate.</p> <p>Kurt Allen - I like what he's suggesting to do here, to follow in line with everything that we've been working towards. So, I agree with it.</p> <p>Don Fawson - OK, just for the sake of everyone else here, this was just a letter to the Town indicating that the Leeds Domestic Waterusers Association would like to enter into discussions on how we can proceed relative to the Washington County Conservancy District also coming into Town and providing water. So, we'll move ahead with that. Before we do that, I would just like to do that with a vote. So, I would like a motion on this.</p>
VOTE	MOTION TO ACCEPT THE NOTE THAT PETER HAS DRAFTED FOR US TO THE TOWN OF LEEDS REGARDING THE SUBJECT: Doris McNally SECOND: Larry Bruley MOTION APPROVED: Unanimously
	<p>Doris McNally - I'll send Peter a note tonight about that.</p> <p>Don Fawson - Mark I am going to turn the time over to you to go over what's been happening.</p>

b) OPERATION / FIELD REPORT [Mark Osmer]

DISCUSSION	REPAIRS & MAINTENANCE
	Mark Osmer - So, we past our BacT again this month.

MAIN STREET PROJECT

Mark Osmer - I've been working with Steve Newby at Landmark. We have located all our valves. They have raised up all the canisters to street level and they have them all concreted in place and they have completed all the paving. So, next week we can get in, flush the new 10" line and start switching over the service lines to the new 10" line and then we can abandon the old 6" line, pull the three old remaining fire hydrants out, and get everything wrapped up.

Don Fawson - And we'll have to go back and grout that 6" line.

Mark Osmer - We will have to go back and grout the 6" line. They drilled some holes in the road, and I told them just to fill them up with road base and then we can go back in and suck them out and then we can get it all grouted back in. We do have a couple of spots that we have to dig up. There is one up here where it crosses down just below Mulberry we have to dig up because it joins into the other 6" line on the east side.

Don Fawson - OK, did they clean off both manhole covers on that PRV down on Main and Center?

Mark Osmer - Yep, it looks good. It's all concreted. They are all brought up to level. It looks good.

Don Fawson - Anything else?

Mark Osmer - No, that's about it.

Don Fawson - We're going through, gathering up materials and trying to sort that out right now?

Mark Osmer - Yeah, we're going through materials. We are working with Ferguson (Plumbing Supply) and seeing what they're going to take back. We're just working with Steve and Landmark cleaning up the yard down there.

Don Fawson - Is Riley (Jones & DeMille) going to be involved in that too.

Mark Osmer - Yes, I'm going to sort everything out and then we're going to package it up and give it back to Ferguson.

Don Fawson - Alright, appreciate that, Mark.

Mark Osmer - OK. Thank you,

DOUBLE CHECK VALVES

Larry Bruley - Mark, I have a couple questions. How many dual-check valves do we have left to replace for the year?

Mark Osmer - How many have we done?

Larry Bruley - How many is left to do?

Mark Osmer - Oh, like 10. So, I'm going to actually do those when I change over all new the service connections on Main Street. Once I will do those that will be our quota for the year.

Larry Bruley - Plus a couple extra.

Mark Osmer - We will be over, yeah.

Larry Bruley - And then we are going to start the fall hydrant flushing?

Mark Osmer - Yep.

Larry Bruley - The flushing and pressure testing?

Mark Osmer - Yep, once we get the PRV installed on the 10" line. I'm sure our flow rates are going to go up and it is going to be much better.

Larry Bruley - Thank you

Don Fawson – So, did you ever actually get all of the PRV's maintenance done before everything kind of came crashing down.

Mark Osmer - Yep. They are pretty much all serviced.

Don Fawson - Does that mean all of them or just pretty much?

Mark Osmer - Oh yeah, all of them. I have one on Bonanza I have to change to a small diaphragm in the 2 inch and that's it.

Don Fawson - Thanks, Mark.

Mark Osmer - OK, Thank you.

Kurt Allen - Thanks, Mark.

Don Fawson - Ok, Doris do you want to go ahead with financials.

c) TREASURER'S REPORT [Doris McNally]


DISCUSSION

ANNOUNCEMENTS/BILLING/COMMUNICATION [Doris McNally]

BILLING for August was completed/mailed Sept. 1st.

NEWSDRIPS

Sept. Invoices included an article on the EPA Lead and Copper Rule (LCR). Showing all communities had to comply by 10/16/2024.



CONSUMER NOTICE :: LEAD & COPPER WATER SAMPLE RESULTS


The Leeds Domestic Waterusers Association Water System, I.D. 27010, is providing you with the lead and copper test results on the water sample collected at your location.

The results at the Oak Grove Spring on 09/21/2023 were: lead 0 mg/L and copper 1.3 mg/L.

The maximum contaminant level goal (MCLG) is the level of a contaminant in drinking water below which there are no known or expected risks to health. MCLGs allow for a margin of safety. The action level is the concentration of a contaminant that, if exceeded, triggers treatment requirements or actions a water system must follow.

- The MCLG for lead is "0" and the action level is .015 mg/L.
- The MCLG and action level for copper is 1.3 mg/L.

The water system's compliance with the Lead and Copper Rule (LCR) is calculated by using sample results collected from sites in our sampling pool. Your location's lead or copper results may be higher or lower than the compliance calculation for the overall water system and does not reflect our water system's compliance with the LCR. We will notify all shareholders if the lead or copper results from our system exceed the action level.




EPA LEAD & COPPER RULE

To reduce lead in drinking water, EPA introduced the Lead and Copper Rule (LCR). All communities must comply by 10/16/2024. The LCR include requirements for utilities to create and maintain an inventory of water service and provide public education about the presence and effects of lead in drinking water.

The LDWA is currently taking steps to comply with these reporting requirements. Our ability to supply the data required is aided by the current Board's proactive implementation of a web-based mapping system (ArcGIS) back in 2022.

Providing safe, quality drinking water to our community is a core mission to you our shareholders.

LEARN MORE SCAN QR CODE



Apparently, the EPA also added a requirement for all water companies to send out to water company customers a Lead & Copper Water Sample results by November 15th.

VOTE

MOTION :: TO ACCEPT THE CONSUMER NOTICE :: LEAD & COPPER WASTER SAMPLES RESULTS NEWSDRIPS ARTICLE W/ NEXT BILL. :: Doris McNally | SECOND: Kurt Allen
MOTION APPROVED: Unanimously

DISCUSSION

FINANCE [Doris McNally]

PAYCLIX

In June we had 91 shareholders pay their bills using this payment option. The total amount collected through PayClix was \$12,083.07. 77% paid via credit cards & 23% via echecks. YTD we have collected \$55,492.41 through PayClix.

	Credit Cards		Electronic Checks		PayClix®	
	Count	Credit Cards	Count	eCHECK	Count	TOTAL
Jan-24	49	\$3,319.70	41	\$2,146.87	90	\$5,466.57
Feb-24	51	\$3,478.14	41	\$2,392.82	92	\$5,870.96
Mar-24	53	\$2,973.87	41	\$1,955.02	94	\$4,928.89
Apr-24	49	\$3,011.73	46	\$2,353.34	95	\$5,365.07
May-24	55	\$4,147.64	43	\$2,395.23	98	\$6,542.87
Jun-24	50	\$4,524.05	43	\$3,277.78	93	\$7,801.83
Jul-24	47	\$3,851.97	44	\$3,581.18	91	\$7,433.15
Aug-24	58	\$9,246.10	41	\$2,836.97	99	\$12,083.07
	412	\$34,553.20	340	\$20,939.21	752	\$55,492.41

FINANCE [For the Month of Aug 2024]



TOTAL INCOME		
ACCT	BALANCE	% to TOTAL
Ord. OI:	\$36,488.37	89.3%
Other OI:	\$4,390.41	10.7%
	\$40,878.78	100.0%

TOTAL EXPENSE		
ACCT	BALANCE	% to TOTAL
Ord. Field OE:	\$3,221.23	21.8%
Ord. Admin OE:	\$1,626.23	11.0%
Professional OE:	\$265.00	1.8%
Labor Expenses:	\$9,640.04	65.3%
	\$14,752.50	100.0%

FINANCE [For Year-to-Date 2024]



TOTAL INCOME		
ACCT	BALANCE	% to TOTAL
Ord. OI:	\$214,121.96	89.3%
Other OI:	\$25,707.31	10.7%
	\$239,829.27	100.0%

TOTAL EXPENSE		
ACCT	BALANCE	% to TOTAL
Ord. Field OE:	\$65,944.93	38.5%
Ord. Admin OE:	\$16,386.42	9.6%
Professional OE:	\$17,795.50	10.4%
Labor Expenses:	\$71,113.36	41.5%
	\$171,240.21	100.0%

The LDWA's Banking Accounts [as of 09/13/2024]



CHECKING ACCOUNTS		
ACCT	BALANCE	% to TOTAL
1 - Checking	\$76,570.64	34.2%
2 - Business Checking	\$147,216.08	65.8%
	\$223,786.72	100.0%

SAVINGS ACCOUNTS		
ACCT	BALANCE	% to TOTAL
1 - Emergency Reserve	\$355,035.68	67.7%
2 - Loan SRF-3F1892	\$79,652.25	15.2%
3 - Impact Fee Fund	\$90,067.41	17.2%
	\$524,755.34	100.0%

VOTE

MOTION TO APPROVE FINANCE REPORT: Doris McNally | SECOND: Kurt Allen
MOTION APPROVED: Unanimously

DISCUSSION

OFFICE :: LCRR SURVEY & REPORTING [Doris McNally]

As a part of the Lead & Copper Survey requirements, we need to reach out to our shareholders and obtain details regarding what types of pipes they have from their LDWA meter to their structures. To meet the deadline of October 16th we needed to have details on 12 shareholders pipes. The 12 were selected randomly by Sunrise Engineering in accordance with the DEQ’s guidance. We put a survey card together and approached each shareholder to obtain the required info.

WATER LINE INVENTORY SELF ASSESSMENT

Survey must be completed and returned to this office.
Please return to: Leeds Domestic Waterusers Association | P.O. Box 460627
Leeds, Utah 84746-0627 or email to: ldwacorp@infowest.com

1. SERVICE INFORMATION:



Account #:	404
Service Address:	325 W SILVER REEF RD
Account Name:	LDWA STORAGE TANK
Phone:	(435) 879-0278
E-Mail:	ldwacorp@infowest.com
Type of service:	RESIDENTIAL

2. PIPE INFORMATION
Based on the appearance, testing, or existing records, please mark the appropriate material of your water service line. Use the image below for visual identification if you are able to do so.

Lead Galvanized Steel Brass
 Copper Plastic Other

3. WATER SERVICE LINE INSTALL DATE
Please provide the install year of your water service line. _____

4. SOURCE OF INFORMATION
How did you determine the material of your water service line _____

The information was then sent to Sunrise Engineering, and on Monday we submitted our report.

Going forward we will need to get shareholders to submit information on **their** water supply lines. I am investigating potential methods to obtain this data. I’m in contact with the State to see if we can do an email/online survey. If we can this will minimize expense. I’m already obtaining quotes to create submission templates from the web firm that assisted us in creating the usage/billing calculator we have on our website.

Don Fawson - Do they have a specific % of response that they require.

Doris McNally – No, all they wanted for this year was at least 10% of your population and luckily, since we have a small population, we're happy to respond to that, but they haven't put out that statistic. But, knowing that they probably will want something bigger, I think we should get in front of it and once again and if this is programmed properly, we can use it for other things in the future.

DISCUSSION

LEEDS TOWN :: SPIRIT OF SERVICE [Doris McNally]

Some on the Board may not be aware but Mark Osmer (And Doris McNally) was awarded the Town’s Spirit of Service Award last week at the 9/11 at the Flag Retirement Ceremony. For all the wonderful work and time he has volunteered to the Town in regards to the Protestant & Catholic Cemetery water drainage work, the Leeds Cemetery restoration work, assistance to residents, etc. So, I’d like to make everyone aware of this, and offer a public acknowledgement to Mark. **Congratulations Mark!**

We so appreciate not only the work you do for the LDWA, but the spirit of volunteerism you have for our community.



d) BOARD MEMBER REPORTS

DISCUSSION	LWC AGREEMENT [Brant Jones]
	<p>Brant Jones - I don't have many updates other than hasn't rained much, I guess everybody knows that. But as far as the working together with LWC, it is working. Mark it is still diverting water to LWC. What are the gallons per minute now or is it the same as it has been?</p>
	<p>Mark Osmer - It is the same, 100 gpm.</p>
	<p>Brant Jones - So, we need to go up and do another assessment.</p>
	<p>Mark Osmer - Yeah, just let me know and I can adjust it.</p>
	<p>Brant Jones - I don't know if there is a drop in use as the temperatures are dropping. We may need to do another calculation on that and see. It is good working with Mark. LDWA and LWC, are doing well. Tom (Beach, LWC President), said, we have another LWC meeting coming up within the month. Hopefully we can make more progress on the agreement between the two companies.</p>
	<p>Don Fawson - So, I had, an opportunity to try to communicate with Tom but then he was sick and so he went back to California. I guess that's where he is at right now. I had talked to Brant and also Craig and they had mentioned that that was the case, and they would try to make sure we could work with him. I think the one thing that is kind of holding this up at this point is Peter's review of the latest version that we sent him. Doris, have you heard anything back on that.</p>
	<p>Doris McNally - Once I got the other letter, I sent an immediate letter to Peter asking him to follow up with the second one. So, as we all know he had COVID, and he wound up being out of pocket for a little while. There is a very good chance we can expect to see it by the weeks end.</p>
	<p>Don Fawson - Great, that would be perfect, then based on that, we could get the agreement process moving forward.</p>
	<p>Brant Jones - What does that mean?</p>
	<p>Don Fawson – Basically, what happened is Doris had just sent the original along with the proposed new one up to him to see if there were any issues and so I suspect there won't be, but you never know. So, we hope that any suggested changes are minimal and that we can work through that and we can get the agreement finalized everybody's benefit.</p>
	<p>OK, Larry, did you have anything that you wanted to report?</p>

DISCUSSION	FIELD [Larry Bruley]
	<p>Larry Bruley - Well, it took me a really long time to get around to training Alex. Alex got trained trial by fire with Mark in the field, but he hadn't done his Hazard Communication Standard (HazCom) and his other UOSH stuff. But I was informed today that Alex he has resigned. So good thing it took me so long to get around to the training because now I don't have to do it, now that Alex is no longer with us.</p>

Other than that, I don't have a whole lot to report. I know we did receive our confined space safety signs finally. Mark have you come up with a way to properly mount them?

Mark Osmer - No, not yet.

Larry Bruley - I see a lot of places where they actually put it on top of the manhole, but they don't last. That's not going to work for us. I think we would like for them to stay good for more than two days because when they're on top, they get run over and all kinds of stuff happens to them. So anyway, I don't really have much to report.

Don Fawson - Thanks Larry, appreciate that. Kurt, can you give us an update on anything that's going on with the BLM or the Forest Service.

DISCUSSION

PROJECTS [Kurt Allen]

BLM PERMIT

Kurt Allen – Don, Riley (Jones & Demille Engineering) and I had a conference call with the BLM two days ago to go over the treatment plan for the well site and see if we can move that along. The meeting went really well with them. We had everybody there, including the archaeologists that had given us the proposal to do the clearance and the treatment on the site and our goal was to reduce the amount of work that needed to be done and clarify how the BLM was expecting it to be done in order to get the archeologist's bill reduced so that we can feel good about moving forward. To be honest with you, he was way out of reason with his billing. So, we have made good progress with that. Just today the BLM returned their notes and their minutes from the meeting that we had, and I read through those, and they seem to be in line with what we had discussed. It simplified the process quite a bit. So, now the archaeologist will give us a new quote / proposal on what it's going to cost to do the clearance for the well area treatment plan and we're expecting that to be cut down probably 60 - 70% if all goes well. We are still several weeks away from having a BLM permit. We are going to be pushing the Archaeologist. He is currently working for Jones and Demille on other projects, so we finally got somebody on site that's dependent on us paying their wages and they are a little more interested in our efforts. So, I think that the Archaeologist will move forward with that clearance rather quickly, and once we get that back to the BLM, then they can get that approval by the two Indian Bands (Piute Tribe) and the BLM themselves and hopefully the permit will come through shortly after that. So, I think we are getting close, not too far away on that. Then we can get our well contract out to bid and get started drilling our new Well.

Don Fawson - Appreciate Kurt and Riley being there, they are a lot more professional than I am and able to say things in a lot more congenial fashion.

WATER SCHEMATIC

Don Fawson - Also, I want to pass this out. This is basically a redraw of the storage tank schematic. I sat down with Mark and went through this, and it looks OK then, Mark?

Mark Osmer - Yeah, looks good.

Kurt Allen - This is about draft 6, isn't it Don?

Don Fawson - Yeah, it is. It has been a lot of fun. But if you will look that over, just to basically clarify, the water comes down from the Spring and it goes through a meter and then there is a Y in the line, which barely up the Oak Road just around the corner at the top of the hill. Part of the Spring water goes directly into Town and part of it flows into the Highlands Tank. Water from the Highlands tank is also supplemented with the Well if in fact the Spring Water isn't sufficient to keep the tank full. Based on the Spring Rights chart that the State Engineer has given to us Brant and Mark work together to decide how much of the total Spring Water flow needs to go back into the LWC Weir. There is a meter and valve on the Weir line so Mark can adjust the flow based on what he and Brant agree should be diverted. It doesn't matter whether the water is coming from the Spring or the Well, it's still wet and we just need to make sure that LWC gets their correct volume of water. There are two overflows on the Highlands Tank. The primary overflow takes water to the LWC Weir. It is not corrected against the amount that they should be receiving, it's just excess. Also, you'll see there's a secondary overflow. In the event we get so much water coming down from the Spring than we are consuming and the flow is beyond the capacity of the primary overflow then that overflow is used. We want to make sure we keep the water out of that secondary drainage if at all possible. So, the water flows from the Spring initially into the green tanks and then the pink tank, they are lower than the Highlands tank. There is an auto valve so when these tanks fill water is diverted to the Highlands Tank. If water going into the pink tank and the green tanks also flows down into town. But Mark described that water from these tanks flows in a separate line down past the old cement storage tank and actually drops in behind the PRV down in that area. You have to do that because these tanks are lower than the Highlands Tank otherwise, we wouldn't be able to get any fire flow out of those tanks. I don't know if any of that makes sense. Do you have any questions?

Kurt Allen - That completely makes sense to me, Don, but I'm sure there's a lot of confusion in the audience out here, but this entire tank system is based on pressure ratings or pressure zones and so there is a PRV right at the end of the asphalt just before you drop off the hill up at the end of Silver Reef Rd there and that is what governs what happens in these tanks. The water coming out of the tanks that goes into the system drops in on the lower pressure side of that PRV and the pressure above that PRV is what pushes it up into the tanks so that pressure differentiation is what governs what happens in the tanks and what water flows down to Town in the system.

Don Fawson - The Highlands Tank basically feeds more of the upper end of Town up in Silver Reef and that area, so they've got the higher pressure up there.

Brant Jones - Mark is there no direct line from the well to the LWC Weir. So, it has to go into the tank and hit maximum capacity before it goes.

Mark Osmer – No, water is pumped into the bottom of the Highlands Tank and exits out of the bottom of the Highlands Tank. The over flow is just that, an overflow. We always have water flowing through the tank, either from the Spring, the Well or both and control the level so it stays near the top of the tank.

Don Fawson - (Discussing and showing Brant the Diagram)

Brant Jones - So the tank needs to be full before it overflows.

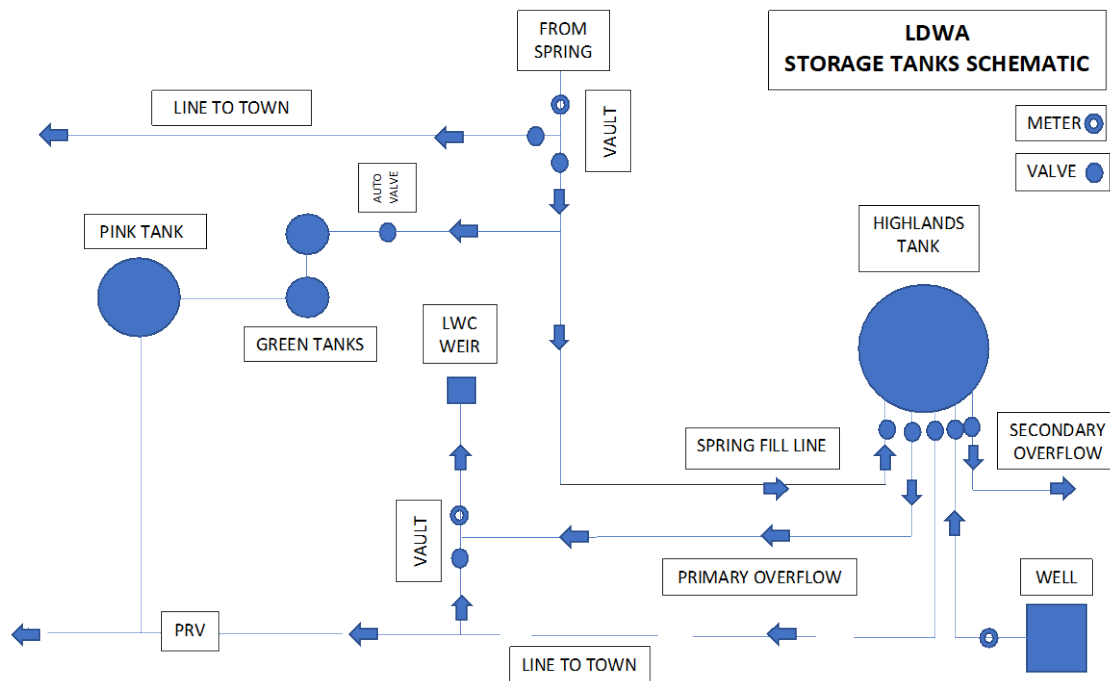
Don Fawson – Yes, but the water flowing to LWC and metered comes from the bottom of the tank and is constant. The tank just needs to have water to feed the line to Town and the LWC diversion line.

Mark Osmer - So, I turn that LWC valve on there and it allows water to flow into the LWC Weir.

Brant Jones - It just doesn't show whether these are the top or the bottom of the tank. Thank you for clarifying.

Don Fawson - Good question, any other questions on that? All right at this point we will take any shareholder comments. Susan did you have anything you wanted to add, why don't you come up.

SEE WATER SCHEMATIC DRAWING BELOW



VII. SHAREHOLDER COMMENTS

DISCUSSION	SHAREHOLDERS
GROUND WATER MANAGEMENT	
<p>Susan Savage - We have a new Regional Engineering here in cedar, whose name is Mike Freeman. Michelle PEOT and I went up and we didn't get to meet him, he was out of the office. Nathan was going to introduce us to him, but we did meet with Nathan about the possible Groundwater management program. He was saying we would have to be designated as a critical management area and decide on the borders of what the area was that we wanted to assess. So, Nathan has been promoted to the position of assistant State Engineer and he'll be over enforcement throughout the State and a bunch of other things he mentioned. His office will still be in Cedar City.</p>	
<p>Kurt Allen - So, Susan, did Mike Freeman work under Nathan? Was he brought up from within or did they hire him from outside?</p>	

Susan Savage - When I emailed Nathan and asked if we could come and see him, he said that would be a great time, He could introduce us to the other people, tell us about them, but when we got there, they had to go out on assignment and we really didn't talk about that, I don't know. It's a name that I wasn't familiar with. I've talked to a couple of other people in the office before, but that wasn't someone that I knew.

Kurt Allen - OK

Larry Bruley - Susan, just to be clear. Are you saying they told you basically there has to be a problem before they would consider doing a ground water management program?

Susan Savage - No, we have to monitor the water levels in different wells over the period of years and be able to demonstrate a downward trend.

Larry Bruley - That is what I am saying, so, they are not going to do this unless we can prove there is a problem and show that we are seeing a decline.

Susan Savage - Yes.

Larry Bruley - That seems strange.

Don Fawson - How long have you been doing this for, at least a couple of years or more, and so how much data do they need, how many years?

Susan Savage - He didn't give us specific years and maybe when Michelle Peot is back, she is out of Town, I think she emailed you a report on that. She took a lot of notes on it, and he showed us some examples of things, but as mentioned, Michelle and I talked about the report that I had done earlier. and so, she said well with anecdotal reports unless you know so, this is what we have to go into now and we'll both be doing a lot of work on this. We have to look at the wells in our area including the depth of the wells. Our well, for example, if it is not as deep as some other wells, then it may show a decline while other wells are not showing the same thing so, they are not comparable. And that's more technical than I am, you know, ready to think about or describe right now. But I don't know how many years or the period of years that we would have to do that. But we would have to see that. I think I mentioned before that I had talked with Southwest Sales to see what people would need on their Wells to be able to measure the water level. So, we would need to talk to people and see if they are willing to participate and have us come out and see. Southwest sales thought that most pumps probably have a little place where you can insert what's needed for that and it may not be obvious so that people recognize it. But that's what we would do next and talk to you some more about all that. But the bottom line, we asked when we gather the data, who has access to that data? But what Nathan said was if they establish that there's a downward trend in the area. He mentioned, they are doing it at Sand Hollow, they have been doing it in Escalante Valley and Enterprise for a number of years now and they have a really long-range plan for that, but if they establish that there is a downward trend, then they start curtailing the junior water rights. So, one of the things that Michelle said, *"when I get back then I'll start assessing and looking at the records on the Wells in our area and finding out which ones have the senior water rights, the more senior and the more junior water rights would be affected by that, that is what they do."*

Don Fawson - So, the date of those water rights determines whether they're senior or junior.

Susan Savage - Yes.

Don Fawson - And when they say curtail does that mean cut back or just cut them off.

Susan Savage - I don't know. He didn't say eliminate, he said curtails. So that's another question for us to ask. He did mention that what they're seeing at Sand Hollow, he said *they are experiencing a decline over there and the junior water rights actually belonged to Hurricane and Saint George and He said that's going to present some challenges for them.*

Larry Bruley - So potentially we collect the data, provider data, and then end up getting hurt in the end.

Susan Savage - It depends on what your Water Rights are I guess.

Larry Bruley - Correct.

Susan Savage - If you have a brand new water right, you know other people have older ones, Nathan talked about some case studies from court that had been done for People who challenged things and it comes down to what we already knew, which is - as He said, *the newer water right holder has to be able to assure that they will not negatively impact the older water rights. However, it's up to the water right holder who thinks they're being damaged to prove in court.* So that's a big deal. We said to him, *yeah, that's really hard.* He said, *yeah that's hard to do in our area.* Like if we wanted to take our well that's declining and try to prove who is taking the water from it, we'll be assessing everybody in the area and the water Conservancy District and introducing water tracers and who knows what to try to prove, who it was that is causing the water levels to droop. So that's really difficult. That is how the State has determined to handle situations.

WCWCD WATER RIGHTS

Susan Savage - Another interesting thing that we learned is that Washington County is actually in the Lower Basin on the Colorado River Compact. Isn't that interesting? They talk about it, as though The Compact States that it's actually determined by the tributaries that go into the Colorado River above and below Lees Ferry and ours goes in below Lees Ferry so he just said nobody's really talking about that fact much.

NORTH LEEDS

Susan Savage - And then the last thing I thought you might be interested in is that I attended a couple of DTAC meetings, that's Dixie Transportation Advisory Council. I attended the DTEC, which is the Executive Council meeting. In the DTEC meeting there was quite a bit of talk about the North Leeds issue, the regional transportation coming into our area. There was quite a bit of a discussion about Silver Cliffs, the former Grapevine Wash development. About where they are getting their water and from the back and forth that I heard, it seemed like there was a question about whether they actually have the commitment from the Conservancy District which I thought was interesting. I think my understanding from years ago with the Grapevine Wash development was that they had said that they had a commitment with a will serve letter from the Conservancy District and then confirmed in the Leeds Town Council Meetings where their Plans were approved in these last weeks. They said they

had a commitment from the WASHINGTON COUNTY DISTRICT, for part of their water. And so, I was interested in listening to this conversation with the people in the DTEC meeting.

Don Fawson - So it's up in the air.

Susan Savage - Sounds like it is.

Don Fawson - Anybody have any questions?

Susan Savage - Someone may have more questions and I don't know if I have more answers.

Doris McNally - Appreciate you coming. Thank you.

Larry Bruley - It makes me wonder if some of the reactions you got is the reason why Grapevine hasn't been completed, is because people get to a certain point and realize you might be opening pandora's box in regard to who's going to end up with the short end of the stick on this, but interesting that they basically told you there has to be a problem before we consider looking at it.

Susan Savage - You know my last call from Michelle, which was yesterday, she said that she had had communication with someone at the Office of the Conservancy District (WCWCD) saying that they are moving through the area with groundwater management assessments and plans starting with Gunlock and moving this direction with those assessments. It might take a while since Gunlock's quite a way away from us, but it sounds like they see that the assessment needs to be done. Victor Iverson (County Commissioner) told me, I'd could have a little conversation with him on other issues like traffic issues and so on. He said, *We have a 20-year plan, and we are cutting new developments down to the bare minimum on the number of their homes and hoping that at the end of 20 years we have the Lake Powell pipeline.* And then interesting, somebody said to me, this is just me talking now. What a wonderful deal it was these last flash floods we had and what a great deal it was for Quail Creek Reservoir to bring the water levels back up. And I said, Well, as for Lake Powell, they're the same as Quail Lake, the water from those floods is not clear water. It is like chocolate pudding. So, those reservoirs are also losing their capacity to hold water because there is so much sediment going in.

Kurt Allen - Very true

SEE MICHELLE NOTES - ATTACHMENT AT END

Don Fawson - Appreciate that Susan, anyone else? OK, right now Kurt I will turn a little time over to you.

COMMENTS FROM KURT ABOUT TIME ON BOARD

Kurt Allen - OK, I'd like to take just a minute and brag about the successes of this Board. I've been on the Board now for three years. I believe Doris and Don are going on five years. This Board has accomplished a lot, and we've been able to get a lot of things done during the time I have been on the Board and I'm regretting the fact that I'm going to have to resign from the Board, because I'm moving. And you know, life only hands you just a handful of life changing events and I'm having one right now. You know, I went through my midlife crisis a long time ago. But I didn't see this one coming and so I'm going to be moving into Washington City and selling my home here and that is going to happen next

month. So, I will be giving my letter of resignation to the Board at our next Board meeting. I just wanted to highlight some of the things that we have accomplished just in the 3 years I have been involved. And the crown jewel of all of them is the Division of Drinking Water Loan and Grant for 7.8 million dollars for our projects. That has been an exciting time and who would have guessed that it would have been at the stage that it is at right now, struggling with a couple of the projects but having a big win with the 10" water main down on the West side of Main Street and having that installed and being completed, because of our relationship with the Conservancy District. Within the three years that I have been involved, we have gone from the Conservancy District being an entity that we don't want to associate with to an entity that we have successfully partnered with and built a relationship with allowing us to partner with them on putting that 10" water main in their trench at the same time they were installing their 24" line. That was a major accomplishment and I've got to give credit to this Board and to Zach Renstrom, the director of the Conservancy District, for being open to that partnership and for the engineers to work tirelessly to bring that together and do the design and make that happen. It was a great success and I especially want to thank Landmark construction; Steve Newby, their representative, is here. And Steve, thank you for all your hard work on our behalf to get this 10" water main put down Main Street. That has always been kind of a bottleneck for our system and relying on those two 6" lines going down Main Street. Now we have a good healthy line that will carry the necessary water flow for years to come down Main St.

And some other things that we've been able to accomplish: I want to give credit to Doris and her husband for identifying all of the fire hydrants in Town which is an amazing and great accomplishment. And think that we have not only identified the fire hydrants, but we've now been able to increase the flows for better Fire Protection for our community. That is a big safety issue.

Another thing that we've accomplished is being able to get our GIS data recorded for every water meter and hydrant in Town. We know exactly where they are. We have a GIS map and data base that the LDWA and the State can refer to. We are referring to them all the time it sounds like with the State on this lead and copper study and providing that information and being very professional about it because of the professional way that our office is organized. I want to recognize Doris and Layna because of the professional way that they have taken care of the office and presented LDWA to the State. That's the reason why this little private association, received the biggest loan grant from the Division of Drinking Water in the entire State of Utah. And it wasn't all loan and high interest for those of you that don't know, it was a 0% interest for the loan portion and there was nearly 4 million dollars of it that is grant that is loan forgiveness. An amazing effort and that comes from these two people right here presenting this association to the State in such a professional way and doing such a great job with that and I want to compliment them.

We've been able to rekindle a relationship with the Town. And we are still working on that relationship. With the Town getting into the water business, with the Regional Water Agreement with the Conservancy District, it is critical that LDWA, brings this relationship with the Town full circle and gets an agreement with the Town to create a trilateral agreement basically between the Conservancy, the Town and LDWA and protect our water as it is, not intermingle the water but have the Conservancy District water as a backup to the outlying areas of our community. So that this community can operate with a full pipeline of water when and if an emergency created the need. It is a critical relationship that we need to build with the Town, and I hope LDWA can get that completed.

We have been able to bring around the relationship with LWC. This started when we brought Dave Sterling on the Board. Brant (Jones) has followed up by being elected to the Board. And it has been an important relationship to have an LWC Board Member on this Culinary Water Board. I think this is a critical relationship that is in the best interest of this community. I think that we need to work towards actually putting it in the bylaws that an irrigation company board member serves as a Board member on LDWA's Board and the reason for that is that it maintains an open, transparent relationship with LWC. And to be honest with you, LWC owns 93% of the Spring water first class rights and LDWA has no business acting like they controlling the entirety of the Spring because we are not. This relationship that we've built with LWC to provide back to them their fair share of the piped Spring flow is critical for this community. We're just giving their water back to them, it's not LDWA's water, it's their water that's brought down in our pipeline and we're returning it to LWC. It's critical that we maintain that relationship into the future. I want to thank Brant, and I know Dave is not here, but I want to thank them for their efforts. That positive relationship has been amazing.

I mentioned the Water Conservancy District (WCWCD) relationship. We need to continue to maintain that relationship. For a lot of years, the Town has shunned the Conservancy District as being the enemy. I hope from this time forward that LDWA will look at the Conservancy District as their friend, and as an ally, and as a partner in the water business, and I hope that relationship can continue to grow. The Conservancy District is interested in the success of LDWA, and they want to see us succeed. They want to see us exist and be who we are. They're not trying to take us down. They want to see us succeed as a private water company because they too are impressed with the way we operate as a water company. And they are proud of us. They want to support us, and I hope we can continue to work together.

We have had a lot of great success in the field, and I want to recognize Mark and the work that Larry's done to support Mark in the field to get our safety in order to meet the UOSH requirements and obtain necessary certifications. And Mark, you do a fantastic job and I consider you a good friend.

Mark Osmer - Thank you, Kurt we are going to miss you.

Kurt Allen - I'm sorry, and I'm torn but I'm so proud of this water company and the things that this Board has accomplished. And I want to thank this Board for allowing me to work with them and make these things happen. Thank you.

Don Fawson - Thanks Kurt, I think I speak for all the Board members that we have felt your influence on the Board, and it has been absolutely positive. I don't think that the loan would have happened, and I think the guidance on the engineering and everything else that we received has been invaluable. I don't think it would have happened without you. So, I just really appreciate that. I also appreciate you as a friend, we are going to miss you, as a friend and neighbor. So, I hope that you don't forget us. You can still stop off at this end of the freeway.

Brant Jones - There are open seats at the meetings, too.

Don Fawson - We will let you know when they get a little dicey and you can enjoy that too.

Kurt Allen - Enjoy it again.

Don Fawson - Yeah, anyways, Thank you. All right. I'd like at this point to ask Mr. Rhoads and Mr. Brown, if you wouldn't introduce yourselves. I know both of you have expressed an interest in possibly being on the Board and if I am correct and I'd just like you to maybe share a little bit of your background and maybe what interest that you might have in a Board member position. Would you be willing to do that?

SHAESHOLDERS INTERESTED IN BEING ON BOARD

Don Fawson - Mr. Brown would you come up? You might as well get used to this.

Dan Brown - I've been a part time resident of Leeds since 2020 and became a full-time resident here in April. I sold my place in Nevada and now Leeds is home. I love this community; I love everything about it. I love the people, and this is evidence of what grassroots Politics can be, I mean, look at the success we had here, look at the accomplishments, and I would hope that I could continue with that. And what I really found refreshing about tonight was how the Board is determined to work with other agencies in the area as well as the State. That's great, it is better to have friends than it is to have adversaries. And as long as we can foster that, I think that is a positive way to move forward. A little bit about me, I have an engineering background, haven't done it for over 30 years. I own a small business in California. I'm not from California originally, I'm from the Midwest. I left California because things changed, and I changed. Sometimes people diverge, sometimes things happen beyond our control. But I love Leeds. I love everything about this Town. I know we are in the path of growth, I know, it's coming, and I just hope we can manage it in a good way that maintains our quality of life, but at the same time accommodates room for other folks who want to enjoy the experience that we do. Thank you.

Don Fawson - Appreciate that Dan. David would you like to come up?

David Rhoads - Hi everybody, my name is Dave Rhodes. I've been living here in Leeds for about five years now. I am a Licensed Professional Engineer, Civil and Structural, in the state of Utah and I would just like to help if I can in any way I can.

Don Fawson - Appreciate that. Dave and I had a chance to talk quite a bit. In fact, I took him around and showed him some of our infrastructure. I think Doris did the same with Dan. And you have had experience in water lines.

David Rhoads - The design and construction, not much in operations and maintenance.

Don Fawson - OK. So, construction, as I understand you did some pretty big kind of construction projects, is that the case? What I'm asking you to do is to brag a little bit here.

David Rhoads - Yeah, I've been involved with some really big projects building, whole cities in Saudi Arabia, and building the Central Artery Tunnel project in Boston. Just a whole lot of big things like that. I was transferred to Salt Lake to work on the Olympics, and I did that. That was really interesting.

Don Fawson - So, what part of the Olympics? What did you do?

David Rhoads - I was in what they call venue development. And so, for each venue, there is a list of improvements and things, bleachers, video boards, you know, all kinds of things. I was in charge of six

different commodities where I had to put it out for bid, write the specs, and then evaluate the bids, and award the contracts. And, you know, things like video boards and I didn't know anything about video boards, so they hired a consultant that worked for me who was Pink Floyd's technical director. I mean, that was the kind of talent that they had there at the Olympics, showbiz, you know. It was really refreshing because I worked for the biggest engineering and construction company in the world, Bectal, and if they were assigned to run the Olympics it would be, 10 years late, because that's just how they look at things, you know, with every change order, you know, we needed more time. These guys were all, the shows got to go, there's no tomorrow. So that was really refreshing. I don't know, it's all been good. I'm retired now. I just retired this past year. So, getting a little restless and my wife wants to get me out of the house.

Don Fawson - I think we can actually help accomplish that.

David Rhoads - Yeah, so anything I can do to help I am willing to do it. I look at it like I've got a vested interest in this whole thing and just want to give back to the community in whatever way I can.

Don Fawson - Thanks Dave, I appreciate that. Thank you, Dan. Thank both of you very much for throwing your hat in this ring. All right. Is there anything else? At this point, then, I'll call for a vote to close the meeting.

VIII. MOTION TO ADJOURN MEETING

DISCUSSION	<u>Don Fawson</u> - Alright, I'll accept a motion to adjourn.
VOTE	MOTION TO ADJOURN: Brant Jones SECOND: Kurt Allen MOTION APPROVED: Unanimously

ADJOURNMENT: 8:03 PM



Layna Larsen | Corporate Secretary

Don Fawson | President

Division of Water Rights role updates

- Nathan was promoted to State Engineering Manager.
 - Michael Freeman took over his former regional role.

Groundwater Management Plans

- Governed by UT Statute [73-5-15](#).
- One-third of water rights holders can compel DWR to initiate the assessment process.
 - They have been doing this by ownership volume, but the statute states that it's based on the number of water right holders.

The state engineer shall adopt a groundwater management plan for a groundwater basin if more than one-third of the water right owners in the groundwater basin request that the state engineer adopt a groundwater management plan. 73-5-15.(2c)

- In order for a Groundwater Management Plan to be initiated, the region has to be declared a critical management area, meaning that the average water withdrawals have to exceed the average water inputs.
 - This requires monitoring trends, which is typically done by USGS or UT Geological Survey (UGS). [surface water dashboard](#) | [groundwater trend viewer](#)
 - USGS Technical Services contact: James Rees
 - Usually they will work with existing water right holders to set up monitoring of existing wells.
 - We have [very sporadic official monitoring wells](#) in the area with the exception of around Sand Hollow.
 - Of note, no well water right holder is guaranteed a static water level according to a UT Supreme Court decision.
 - Some wells in the area bounce back quickly.
- The plan is developed as a collaborative process between water rights stakeholders, with junior water rights holders having to do a gradual curtailment until safe yields are restored.
 - Economic impact is taken into consideration.
 - These plans can encompass long time horizons.
 - For example, Beryl is on a 110 year plan.
- The boundaries for a critical management area can vary depending on the region's hydrology.

- For example, places like Parowan and Beryl are more straightforward. Here, multiple areas are likely.
 - The groundwater management plan process has been initiated for Sand Hollow for example.

Groundwater modeling, recharge, and protests

- With regard to WCWCD being more aggressive about surface water recapture and fully lining Toquer Reservoir:
 - Water takes a dive from Ash Creek due to fissures running parallel to the highway.
 - Water rights holders are allowed to build infrastructure that blocks aquifer recharge as long as the water they pull is within their legal allocation.
 - Unclear what the long-term effects of more aggressive recapture might be on the aquifer.
- The burden of proof for water rights diversion applications is that there is reason to believe that the diversion can occur without impairment. This places the burden on the existing water rights holders to prove potential impairment if the application is approved.
 - DWR looks for hydrologic connections in evaluating new diversion requests.
 - Since the area hydrology is complex, DWR uses a rule of thumb that paper water rights south of the Virgin River/Sand Hollow can't be transferred to Leeds.

References

[DWR Groundwater Management Plan page](#)

Recommended technical docs on local hydrology

[Technical Publication No. 106](#), Seepage Study of the Virgin River from Ash Creek to Harrisburg Dome, Washington County, Utah; Utah Department of Natural Resources; 1995.

[Technical Publication No. 116](#), Geohydrology and numerical simulation of ground-water flow in the Central Virgin River basin of Iron and Washington Counties, Utah; Utah Department of Natural Resources; 2000.

[Report of Investigation 272](#), Regional Groundwater Flow and Water Quality in the Virgin River Basin and Surrounding Areas, Utah and Arizona. Utah Department of Natural Resources; 2013.



LEEDS DOMESTIC WATERUSERS ASSOCIATION

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2024 MEETING OF THE BOARD OF DIRECTORS CALENDAR

DAY/DATE	TIME	LOCATION	HELD
Wed., January 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Tues., February 6th, 2024	7:00PM -- 8:00PM	Cosmopolitan	<input checked="" type="checkbox"/>
Wed., February 21, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., March 20, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., April 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., May 15, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., June 19, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., July 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., August 21, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., September 18, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., October 16, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., November 20, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., December 18, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>

[Leeds Town Hall is located at 218 N. Main Street, Leeds, UT 84746]

STANDING AGENDA

1. CALL TO ORDER <ul style="list-style-type: none">a) Roll Callb) Prayerc) Pledge of Allegiance
2. ANNOUNCEMENTS <ul style="list-style-type: none">a) Consent Agenda<ul style="list-style-type: none">o Acknowledgement of Meeting Noticeo Vote to Approve This Meeting's Agendao Vote to Approve Previous Meeting Minutes.b) Declaration of conflict-of-interest
3. OFFICERS REPORTS <ul style="list-style-type: none">a) President's Report [Don Fawson]b) Operations (Field) Report [Mark Osmer]c) Office / Finance Report [Doris McNally]d) Administration Report [Kurt Allen / Brant Jones / Larry Bruley / Dan Brown]<ul style="list-style-type: none">o Update on System Projecto LWCo Field Activitieso Cross Connection & BackFlow
4. SHAREHOLDERS COMMENTS <p>No action may be taken on a matter raised under this agenda item. Shareholder must step to podium to make comments. (Three minutes per person)</p>
5. ROLL CALL VOTE TO CLOSE MEETING



MINUTES

DATE/TIME/LOCATION:	October 16, 2024	7:00 PM	Leeds Town Hall
TYPE OF MEETING:	Board of Directors Meeting		
NOTE TAKER:	Layna Larsen		
ATTENDEES:	Board Members: Don Fawson (P), Doris McNally (T), Brant Jones (M) Absent: Layna Larsen (Corp Secretary) Staff: Mark Osmer (Field Operations Mgr) Shareholders: Susan Savage, Amy Jones, Michelle Peot, Dan Brown Guest: Riley Vane (Jones & DeMille)		

Agenda Topics

I. CALL TO ORDER [Don Fawson @ 7:00 PM]

CALL TO ORDER	Don Fawson - Lets go ahead and start, appreciate all of you being here tonight. We will start with a Roll Call on my left.
ROLL CALL	PRESENT: Brant Jones, Don Fawson, Doris McNally Don Fawson - To start with a word of prayer, and I'll offer that for us.

II. PRAYER [Don Fawson]

III. PLEDGE [Don Fawson]

IV. CONSENT AGENDA & PRIOR MEETING'S MINUTES [Don Fawson]

DISCUSSION	Don Fawson – Layna would you give us a rundown where the meeting notice was posted. Layna Larsen - We have one on the bulletin board outside of the Post Office, we have one inside the post office on the bulletin board, and we have one on the LDWA door, and it is on the LDWA website. Don Fawson – OK at this time we'll take a motion to accept the last meetings minutes.
CONCENT AGENDA	Consent agenda consist of the acknowledgment the meeting notice was posted. It is also a vote to accept this month's agenda and the previous month's minutes. Doris McNally - Can I just add in finances. Don Fawson - Yes
VOTE	MOTION TO APPROVE TONIGHTS MEETING AGENDA: Brant Jones SECOND: Doris McNally MOTION APPROVED: Unanimously
VOTE	MOTION TO APPROVE PRIOR MEETING'S MINUTES: Brant Jones SECOND: Doris McNally MOTION APPROVED: Unanimously


V. DECLARATION OF ABSTENTIONS OR CONFLICTS [Don Fawson]

DISCUSSION	DECLARATION OF ANY CONFLICT-OF-INTEREST
Don Fawson – Any conflict of interest?	
CONFLICT	Brant Jones, Don Fawson, Doris McNally – All stated “No conflict”

VI. OFFICERS REPORTS

a) PRESIDENTS REPORT [Don Fawson]

DISCUSSION	KURT ALLEN RESIGNATION
<p>Don Fawson - OK, I just wanted to go over a few things if I could, starting with the unfortunate news that Kurt Allen has officially resigned from the Board due to the fact he and his wife have moved out of town. He wrote an official resignation as follows:</p> <p>"I'm sorry to say that I'm going to have to resign from the LDWA Board as of Friday, October 11th. My home was sold and I'm going to be moving into Washington City. I truly am sorry to leave the Board and hope the wonderful accomplishments of this Board will continue into the future. So many positive things have come from our efforts, and I am excited to see the projects come to fruition. Thank you for all the positive experiences and friendships. Remember I am just a phone away."</p> <p>Don Fawson - We very much appreciate Kurt's service to LDWA over the past 3 1/2 years and the contributions that he's made, I'm sure that we would not be where we are as far as these projects are concerned without him and his expertise. So, at this time I would like to have a motion to accept his resignation.</p>	
VOTE	MOTION TO ACCEPT KURTS RESIGNATION: Doris McNally SECOND: Brant Jones MOTION APPROVED: Unanimously

DISCUSSION	LEEDS TOWN SPIRIT OF SERVICE AWARD
<p>Don Fawson - Last month we recognized Mark Osmer as having received the Leeds Town Spirit of Service award, which was well deserved. But, we left one person off that and that's Doris. Doris's has taken an amazing interest in the Town and its improvements. She is currently serving as the Cemetery Sexton and has spent countless hours documenting all of the graves and organizing that Cemetery in such a way that we know, at least more about what's there than we knew previously. And we just so much appreciate her for that.</p> <div style="display: flex; align-items: center;">  </div> <p>Layna Larsen - Have you looked at the website she designed for the Cemetery.</p> <p>Don Fawson - I have, it is amazing and if you haven't, there's a QR code down on the board at the cemetery and there is one here as well. In fact, there are three different QR codes for the three different cemeteries. Please take a look at that. It's absolutely incredible. She has short BIOS on people interred there. She's also been involving Mark down there with clean up. She's also served on the “Bloom Committee,” which is a kind of let's be happy here in Town committee and that's also really appreciated. So, thank you, Doris.</p> <p>Doris McNally - Thank you, see you all at Halloween, we are doing Trunk or Treat again this year.</p> <p>Don Fawson - There you go, so the party never ends.</p>	

DISCUSSION	LDWA / LWC AGREEMENT.
<p>Don Fawson - An update on the LDWA / LWC agreement. Basically, at this point Brant, it is in Peters court, he's got it, he's just reviewing it and trying to make sure that there is actually a legal statement in there about the fact that the document is transitioning so it's not just something that just changed.</p>	

DISCUSSION	THE CAPACITY STUDY
<p>Don Fawson – I appreciate Riley being here tonight. He is currently working on our latest capacity study which is really important to complete so we have an accurate idea of how much water we have in water rights as compared to water that we're currently using, projected to use based on commitments, allowing us to define our fixed service area in the Town.</p> <p>The Town Water Agreement is waiting on completion of the Capacity Study and the Town response to working with Ron Cundick and Danielle Stirling. I haven't heard anything back from Town, have you Doris?</p> <p>Doris McNally – No, the last thing I heard was Craig Hall (the Town's attorney) called Peter Gessel (our attorney). I don't believe there has been any discussion with the council members that we requested to be involved with the discussions (Danielle Stirling & Ron Cundick). Ron has been traveling. He will be back soon and maybe we will hear something then.</p>	

DISCUSSION	OUTSTANDING EASEMENT AGREEMENTS
<p>Don Fawson - And then there are two easement agreements that we need to finalize and they're still in process. One is with Peter right now, just to have him look it over and make sure that the wording is correct on that so that we can get that completed.</p>	

DISCUSSION	SILVER EAGLE ESTATES
<p>Don Fawson - We have also been working with Silver Eagle Estates and this is just a basic outline of the work that Mark will be doing on that project to be able to get a connection for them to be able to move forward on their portion of their project. They are anxious to get started. With that, I asked Peter Gessel to please look at this agreement and give us an idea of what kind of bonding and contracts we need to have to be able to execute that. He's got a lot of work to do right now.</p>	

DISCUSSION	SILVER POINT ESTATES [aka THE COVE]
<p>Doris McNally - Can I add something on Silver Point Estates for you? So, if you go to Town Hall and also the Post Office, there's a posting out there. The Silver Point Estates people have identified they have rented Town Hall Wednesday October 23rd to have an open discussion with the Town's people about what has been going on with their property relative to the remediation and everything else. This is the way they have it written: <i>"This is a discussion, it will be a chance for you to come and learn about the environmental conditions of the project and the way that the project has been reimagined."</i> I also understand that they have reimagining the name they are no longer calling it Silver Point Estate, they're going to be referring to it as "The Cove Project," so that meeting will be on October 23rd, from 5:00 to 6:30 pm. It will end a half an hour before The Town Council Meeting, so if anybody on this Board would like to attend and hear an update, they apparently are going to be showing what their "reimagination" is for their property.</p>	

b) OPERATION / FIELD REPORT [Mark Osmer]

DISCUSSION	REPAIRS & MAINTENANCE
<p>Mark Osmer - So, we passed our BacT again this month.</p> <p>NEW SERVICE LINE</p> <p>Mark Osmer - We've also completed connecting all the service lines on Main Street. We have disconnected the meters from the old 6" line. They are now all connectyed to the new 10" line. I finished the last one today, at the LDS Church. So, we drained most of the six inch line and now we have to drill down and fill it up with cement or Crete, whatever they use.</p>	

CONCRETE

Mark Osmer - I talked to Steve Newby (Landmark), today and he's going to be doing concrete on Friday and Monday, weather permitting. So, we'll have all the sidewalks, all the driveways and all that concreted hopefully by Monday.

Don Fawson - So do you have any idea when they are going to fill the 6" pipeline?

Mark Osmer - That is up to us. That is what I was told. Riley, don't we have to do that? So, the holes in the road that just have road base in them, we need to suck them out, clean them out, expose our pipe and drill a hole in our pipe, put a pipe in so they can pump all the cement in.

Brant Jones - Is that correct?

Riley Vane - Yes, that was budgeted towards the overall project so it is within our DDW budget.

Don Fawson - Any idea what the cost on something like that is?

Riley Vane - I have some initial costs that were provided to the District last year. I will get that and get with you. And I'll get you our estimates, we haven't seen prices come down a little bit over the past year.

Don Fawson - When they did the District's line, they left a couple of sample boxes out here along the curb, no one ever picked those up. Do they need those.

Mark Osmer - They picked them up the other day.

Don Fawson - OK, very good.

Mark Osmer - And then I've been replacing some of the dual-check valves on Main Street. So, I've got the list for you, and I'll give you that so, we are good on our 10% replacement for this year.

METERS

Doris McNally - We have 8 chronic meters that have not been reading for about 3 years, and Mark's tried everything. So, I purchased new meters, new ERT's, and new ERT kits and on three of the meters I'm going to have him change them before we read meters this month. If those three don't correct themselves we are going to bring Steve Hanson from Hydro Specialties, to really look into why these meters are being problematic. We think it may be faulty ERT's or faulty meters, but it's been going on for too long. So, Mark is committed, he's going to do this for me before we read meters.

Mark Osmer - We are going to change the whole meter, the bottom, the top.

Doris McNally - Only 3 of them and one of them is the one you said is a little bit further out from the road you drive on your reading route. I just want to see if the ERT can read that.

Mark Osmer - OK.

Don Fawson - Anything else Mark?

Mark Osmer - Nope. That's about it.

Don Fawson - I appreciate everything. That's been a big project on Main Street. OK, Doris do you want to do the financials.


c) TREASURER'S REPORT [Doris McNally]

DISCUSSION ANNOUNCEMENTS/BILLING/COMMUNICATION [Doris McNally]

BILLING for Sept. was completed/mailed Oct. 1st.

NEWSDRIPS

Oct. Invoices included an article on the EPA Lead and Copper Rule (LCR) reporting of last test for the company.



CONSUMER NOTICE :: LEAD & COPPER WATER SAMPLE RESULTS

The Leeds Domestic Waterusers Association Water System, I.D. 27010, is providing you with the lead and copper test results on the water sample collected at your location.

The results at the Oak Grove Spring on 09/21/2023 were: lead 0 mg/L and copper 1.3 mg/L.

The maximum contaminant level goal (MCLG) is the level of a contaminant in drinking water below which there are no known or expected risks to health. MCLGs allow for a margin of safety. The action level is the concentration of a contaminant that, if exceeded, triggers treatment requirements or actions a water system must follow.

- The MCLG for lead is "0" and the action level is .015 mg/L.
- The MCLG and action level for copper is 1.3 mg/L.


The water system's compliance with the Lead and Copper Rule (LCR) is calculated by using sample results collected from sites in our sampling pool. Your location's lead or copper results may be higher or lower than the compliance calculation for the overall water system and does not reflect our water system's compliance with the LCR. We will notify all shareholders if the lead or copper results from our system exceed the action level.

Need to contact the LDWA, it's simple.
Phone (435) 879-0278
 Please leave a message, your call will be returned promptly.

- 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

Your message is immediately routed, and a LDWA representative will be in contact.

Email: LDWAcorp@infowest.com




DO YOU NEED A PRESSURE REDUCING VALVE?

Having normal water pressure is the code to maintain healthy plumbing in your home. If left unchecked, high-water pressure will wear out just about everything that comes into contact with your plumbing system.

Maintaining your home's water pressure and having a working pressure-reducing valve will help you save money over time.

Pressure-reducing valves:

- Can protect your pipes and keep your plumbing fittings from bursting.
- Can help you conserve water and save money on utility bills.
- Extends the lifespan of your fixtures and appliances



LEARN MORE SCAN QR CODE

Need to contact the LDWA, it's simple.
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 Please leave a message, your call will be returned promptly.

- To report an EMERGENCY water leak or a loss of water, PRESS 1
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- For a GENERAL INQUIRY, PRESS 3

Your message is immediately routed, and a LDWA representative will be in contact.

Email: LDWAcorp@infowest.com

For November I am proposing an article on Pressure reducing valves. Periodically we get questions about water pressure, so I created a page on our website called "Understanding Water Pressure" <https://ldwacorp.org/understanding-water-pressure/> were

shareholders can learn about How Water Pressure is Created, What Should My Water Pressure Be, How to measure and Correct Water Pressure, and Understanding Pressure Reducing Valves. The page has two informative videos aside from the content I just mentioned.

MOTION :: TO ACCEPT THE ARTILCE NAMED :: DO YOU NEED A PRESSURE REDUCING VALVUE? :: FOR THE NEWSDRIPS ARTICLE WITH OUR NEXT BILL.

VOTE MOTION :: SO, I MAKE A MOTION THAT WE USE THIS ARTICLE ON PRESSURE REDUCING VALVES FOR THIS MONTH::Doris McNally | SECOND: Brant Jones MOTION APPROVED: Unanimously

DISCUSSION FINANCE [Doris McNally]

PAYCLIX

In Sept we had 97 shareholders pay their bills using this payment option. The total amount collected through PayClix was \$11,093.31. 57% paid via credit cards & 43% via eChecks. YTD we have collected \$66,585.72 through PayClix.

	Credit Cards		Electronic Checks		PayClix®	
	Count	Credit Cards	Count	eCHECK	Count	TOTAL
Jan-24	49	\$3,319.70	41	\$2,146.87	90	\$5,466.57
Feb-24	51	\$3,478.14	41	\$2,392.82	92	\$5,870.96
Mar-24	53	\$2,973.87	41	\$1,955.02	94	\$4,928.89
Apr-24	49	\$3,011.73	46	\$2,353.34	95	\$5,365.07
May-24	55	\$4,147.64	43	\$2,395.23	98	\$6,542.87
Jun-24	50	\$4,524.05	43	\$3,277.78	93	\$7,801.83
Jul-24	47	\$3,851.97	44	\$3,581.18	91	\$7,433.15
Aug-24	58	\$9,246.10	41	\$2,836.97	99	\$12,083.07
Sep-24	53	\$6,328.76	44	\$4,764.55	97	\$11,093.31
TOTAL	465	\$40,881.96	384	\$25,703.76	849	\$66,585.72


FINANCE [For the Month of SEPTEMBER 2024]




TOTAL INCOME		
ACCT	BALANCE	% to TOTAL
Ord. OI:	\$37,009.52	95.2%
Other OI:	\$1,851.38	4.8%
TOTAL	\$38,860.90	100.0%

TOTAL EXPENSE		
ACCT	BALANCE	% to TOTAL
Ord. Field OE:	\$5,342.86	36.5%
Ord. Admin OE:	\$821.88	5.6%
Professional OE:	\$644.00	4.4%
Labor Expenses:	\$7,823.26	53.5%
TOTAL	\$14,632.00	100.0%

FINANCE [For Year-to-Date 2024]

	TOTAL INCOME			TOTAL EXPENSE		
	ACCT	BALANCE	% to TOTAL	ACCT	BALANCE	% to TOTAL
	Ord. OI:	\$251,131.48	90.1%	Ord. Field OE:	\$71,245.11	38.3%
	Other OI:	\$27,558.69	9.9%	Ord. Admin OE:	\$17,208.30	9.3%
	\$278,690.17	100.0%	Professional OE:	\$18,439.50	9.9%	
			Labor Expenses:	\$78,936.62	42.5%	
				\$185,829.53	100.0%	

The LDWA's Banking Accounts [as of 10/08/2024]

	CHECKING ACCOUNTS			SAVINGS ACCOUNTS		
	ACCT	BALANCE	% to TOTAL	ACCT	BALANCE	% to TOTAL
	1 - Checking	\$81,991.01	35.8%	1 - Emergency Reserve	\$356,252.53	67.7%
	2 - Business Checking	\$147,216.08	64.2%	2 - #3F1892 BOND RSR	\$79,652.25	15.1%
	\$229,207.09	100.0%	3 - Impact Fee Fund	\$90,000.00	17.1%	
				\$525,904.78	100.0%	

MOTION :: TO ACCEPT THE FINANCIAL REPORT AS SHARED.

VOTE MOTION TO APPROVE FINANCE REPORT: Doris McNally | SECOND: Brant Jones
MOTION APPROVED: Unanimously

DISCUSSION OFFICE :: CATAGORIZING BILLS [Doris McNally]

Doris McNally - Since we are talking about financials, if there is a repair, a true repair; for example, on Main Street, like the repair Mark did at 302 N Main. That would be clearly classified as an emergency expense. So, when we do get the bills in, if whoever is looking at the bills can recognize that. The maintenance on pipes is one thing, but if there's an actual emergency just let us know, we'll make sure we tabulate it that way.

Don Fawson - OK. Thank you, Doris, appreciate that and Layna appreciate you. Ok Brant.

d) BOARD MEMBER REPORTS

DISCUSSION LWC AGREEMENT [Brant Jones]

Brant Jones - So yeah, the stream is just really, really low and no rain. It does look like we might get some rain on Friday or Saturday, but I don't know. So, we did have some complaints on low water pressure through the LWC, so Rick Comas, Greg Sullivan, and I went up and I we thought we would come get Mark if there was a discrepancy relative to what LDWA should be returning to our Weir. You seem pretty busy, Mark. But we went and read the meters, and it is not real fun to read the meters, by the way. And it' is not due to the LDWA it's on the LWC side. There are just some valves that are old. Old valves that have to be turned to read our meter. But we did read it and what we found is that it is right on now. So, previously when we read it, the well, according to the State Engineers Chart should be running about 130 gallons a minute which it is reading about 80 right now. So, from what we read, we've had to go through and tell a bunch of LWC customers to cut back because the stream is that low. So, they went immediately and shut sprinklers off and cut back their flow. But it is right on the money for 80 gallons per minute from the LDWA so the wells perfectly OK right now.

Mark Osmer - Just let me know if you need me to adjust it.

Don Fawson - OK. We appreciate you continuing to work together on that. We want to make sure that you're getting what you are entitled to up there.

Brant Jones - The one thought I had on the agreement between the two companies that I didn't notice and maybe I need to go back and read it again, but is there a Plan for the worst case scenario. For Example; if the wells were to go down is that in that agreement where it states what would happen and what we would do.

Don Fawson - As I recall, it seemed to be that there was just kind of a general statement in there about emergency situations and we would just work together, I don't know specifically on that.

Brant Jones - I might go back and reread that again. I don't remember anything included about that, but where the well has historically failed we should include something. When it's all said and done when we get our back up Well, we should be pretty safe, but just in the event that the LDWA Wells were not able to pump what will the next step be?

Don Fawson - That's really important and needs to be looked at so if you've got a copy of that, go back and look at it and we'll just get that back Peter's update too and then we can fine tune everything.

Brant Jones - That's all I have.

Don Fawson - Appreciate that. Mark just a question, you had some signs made for confined space entry. Did you guys ever figure out how you were going to mount those or anything?

Mark Osmer - I think we're going to make a bracket up so it lays on the stairs going down and you have to pull it out the way when it comes up.

Don Fawson - But it doesn't trip you.

Mark Osmer - It doesn't trip us, No.

Brant Jones - I apologize for this but I actually did have one question I was going to ask you, Mark, have you read the level of the well since it's been pumping pretty steady a long time now? When was the last time you read it?

Mark Osmer - I read it a couple couple of weeks ago and I think it was 209 or it was about the same. It's been pumping 24/7 for the last two months.

Brant Jones - Yeah, that is why I was curious.

Mark Osmer - And I'm only pumping I think 120 or 130 gpm total. 80 gallons goes to you and then the other just keeps my tanks full.

Don Fawson - And what is the amount of water coming down the Spring Pipeline right now, do you know?

Mark Osmer - 200, just under 200 gpm.

Don Fawson - So it's been pretty steady.

Mark Osmer - It's still consistent. Yes.

Don Fawson - We don't mind pumping because it's not us pumping to serve LWC. We would have to pump it anyway. We are simply exchanging well water for Spring water.

Mark Osmer - It's nice having that variable speed pump because I can just adjust it to make it most efficient.

Brant Jones - Ok Thank you.

Layna Larsen - We appreciate getting the Spring Water though, because it really does taste better.

Brant Jones - Yes, I drink the water too, so I appreciate it too.

Don Fawson - Alright, anything else?

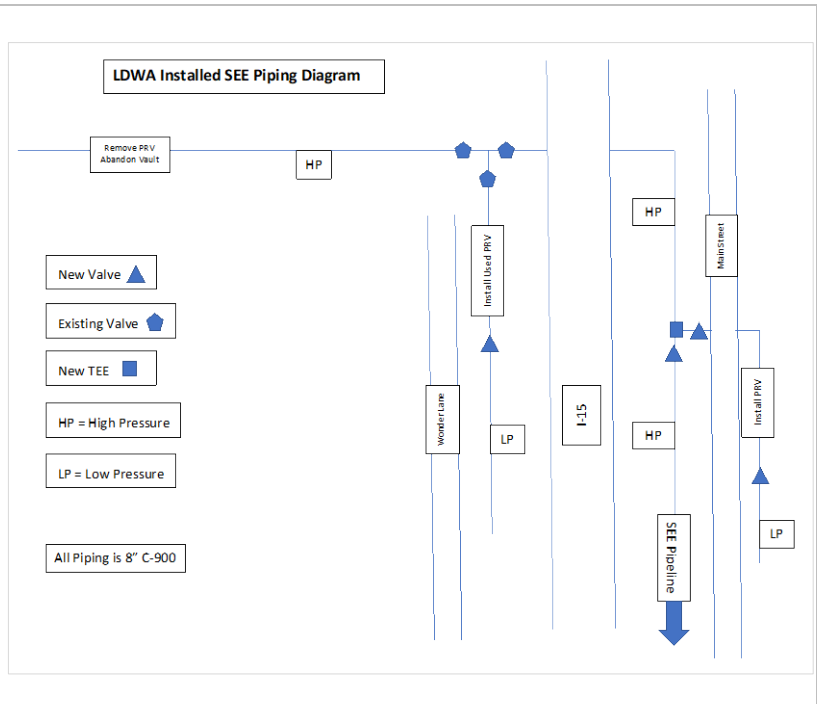
DISCUSSION	NEW BOARD MEMBER [Doris McNally]
<p><u>Doris McNally</u> - With Kurt's resignation, we do have an open Board Seat and I know that we have had a few people who have reached out for consideration We need to put a plan together on how we might move forward, looking at those candidates.</p> <p><u>Don Fawson</u> – Yes,, I agree with that, and we will be getting to that fairly soon. I really think we need to just sit down and talk a little bit of philosophy, history, desire and qualifications and go from there. So, we will be calling those interested and going from there. We have kind of an interesting situation because we have an election coming up. The appointment would be for a year and a little more, something like that and the Board open seat will be two years. Anyway, there's those two positions that will be coming up. So, we appreciate those who are willing to serve.</p>	

DISCUSSION	SILVER EAGLE ESTATES [Don Fawson]
<p><u>Don Fawson</u> - I just passed out a little map. That map is just outlines the work Mark will be doing on Silver Eagle Estates (SEE). We just numbered the sequence of construction, idea is to create a high pressure line, which is the marked HP to be able to go to SEE. (DIAGRAM ATTACHED BELOW)</p> <p><u>Don Fawson</u> - Does that make sense? So, what they asked for was an estimate on this and Mark is putting some things together on this to get it to them. So, how's that process coming?</p> <p><u>Mark Osmer</u> - I think we got everything. So, we got a quote from Mountainland, a quote from Scholzen's.</p> <p><u>Don Fawson</u> - Did you get a quote on the vaults, and the fill and everything else that needs to be done?</p> <p><u>Mark Osmer</u> - Yes, and for the gravel for the bottom of the vaults, fill for around the outside yeah, everything.</p> <p><u>Don Fawson</u> - And then we had a discussion with Johnny Hilfiker, the construction manager for SEE. So, there is a memorandum of understanding that we've got together for that so that everybody understands who's doing what and so forth. And the way we have it set up here on this process, we can actually work through this pretty quickly. We only need to put in, four valves and a Tee. Then we should be able to at least continue to give water to our existing shareholders during See construction. And then we can work on the LDWA part of this because it's going to take them a while to be ready for HP water. We also have the understanding that Mark will be doing the inspection on the See portion of the project. One of the questions I had, Riley, is it standard procedure to check compaction and have somebody like Landmark Engineers come out and do compaction testing?</p> <p><u>Riley Vane</u> - Yes, typically that's going to be on the contractor for materials testing and they will have to provide those test results to you before any release of bond or anything like that. So, encourage them to get that done. It's very easy to get Landmark or AGC. There's a geotechnical engineer in the area. They will get you on a list. So, they will send out those compaction results to the GC, to LDWA, to whoever else they designate. So, you could designate me on that as well and we can review those.</p> <p><u>Don Fawson</u> - We would like you to do that. Do they have somebody on site consistently or do they just come out randomly and check it?</p>	

Riley Vane - I would imagine for this type of a project, it'll be on demand. So, they'll call them and say during the next three weeks, I need you here Monday, Wednesday, Friday or I need to you here every day to test at 8:00 in the morning and in the afternoon, for example. So, there will be a schedule set up. That is one of the things you're going to want to ask them about; *what does your testing schedule look like* so we are aware of what that means.

Don Fawson - We want you to be involved in that process making sure all that happens. And again, that will be billed back to SEE. OK. Any questions on this?

All right, If not, then we'll open meeting up to anyone who has something to share.



VII. SHAREHOLDER COMMENTS

DISCUSSION	SHAREHOLDERS
	Don Fawson - Susan, do you have anything you want to share? Michelle? Anyone else?
	Doris McNally - Appreciate you coming.

VIII. MOTION TO ADJOURN MEETING

DISCUSSION	Don Fawson - Alright, I'll accept a motion to adjourn.
VOTE	MOTION TO ADJOURN: Brant Jones SECOND: Doris McNally MOTION APPROVED: Unanimously

ADJOURNMENT: 7:34 PM

Layna Larsen

Layna Larsen | Corporate Secretary

Don Fawson | President



LEEDS DOMESTIC WATERUSERS ASSOCIATION

PO Box 460627, Leeds, UT 84746-0627

PHONE: (435) 879-0278 | E-MAIL: LDWAcorp@infowest.com | URL: www.LDWAcorp.org

2024 MEETING OF THE BOARD OF DIRECTORS CALENDAR

DAY/DATE	TIME	LOCATION	HELD
Wed., January 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Tues., February 6th, 2024	7:00PM -- 8:00PM	Cosmopolitan	<input checked="" type="checkbox"/>
Wed., February 21, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., March 20, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., April 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., May 15, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., June 19, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., July 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., August 21, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., September 18, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., October 16, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., November 20, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>
Wed., December 18, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>

[Leeds Town Hall is located at 218 N. Main Street, Leeds, UT 84746]

STANDING AGENDA

1. CALL TO ORDER <ul style="list-style-type: none">a) Roll Callb) Prayerc) Pledge of Allegiance
2. ANNOUNCEMENTS <ul style="list-style-type: none">a) Consent Agenda<ul style="list-style-type: none">o Acknowledgement of Meeting Noticeo Vote to Approve This Meeting's Agendao Vote to Approve Previous Meeting Minutes.b) Declaration of conflict-of-interest
3. OFFICERS REPORTS <ul style="list-style-type: none">a) President's Report [Don Fawson]b) Operations (Field) Report [Mark Osmer]c) Office / Finance Report [Doris McNally]d) Administration Report [Michelle Peot / Brant Jones / Larry Bruley / Dan Brown]<ul style="list-style-type: none">o Update on System Projecto LWCo Field Activitieso Cross Connection & BackFlow
4. SHAREHOLDERS COMMENTS <p>No action may be taken on a matter raised under this agenda item. Shareholder must step to podium to make comments. (Three minutes per person)</p>
5. ROLL CALL VOTE TO CLOSE MEETING



Minutes

DATE/TIME/LOCATION:	November 20, 2024 6:00PM Leeds Town Hall
TYPE OF MEETING:	Board of Directors Meeting
NOTE TAKER:	Layna Larsen (Corporate Secretary)
ATTENDEES:	Board Members: Don Fawson (P), Doris McNally (T), Michelle Peot (M) Staff: Layna Larsen (CS), Mark Osmer (FE), Dan Brown (CCA) Shareholders: Susan Savage, Ron Cundick

Agenda Topics

I. CALL TO ORDER

CALL TO ORDER	Don Fawson
ROLL CALL	Present: Don Fawson (P), Doris McNally (T), Michelle Peot (M) Absent: Brant Jones (M), Larry Bruley (M)
PRAYER	Ron Cundick
PLEDGE	Don Fawson

II. ANNOUNCEMENTS| MEETING NOTICE | CONCENT AGENDA, MINUTES

TOPIC	<u>ANNOUNCEMENTS</u>
DISCUSSION	<p><u>Don Fawson</u> - As you are aware, Kurt Allen had tendered his resignation, and we read his resignation letter at the last Board meeting. The Board has subsequently met and interviewed a couple of qualified candidates to replace Kurt. The Board has selected Michelle Peot to take that Board member position. I'm sure that all of you know that Michelle has been very involved, not only in water issues, but also Town and County issues. She is very involved in doing thorough research that I think that will help to keep our water company independent and functioning. Dan Brown comes to us with the most amazing amount of energy and enthusiasm and a lot of good background that he comes with, and we appreciate that very much. He has been willing to accept the position of Cross Connection Specialist. He will be receiving formal training on that at the RWAU Conference in Saint George. At this time, I'm going to ask Layna to go ahead and administer the oath of office to both of these individuals.</p> <p>OATH OF OFFICE(s) GIVEN BY LAYNA LARSEN - Michelle Peot & Dan Brown</p>

	Don Fawson - Thank you Michelle and Dan and Welcome. Michelle, why don't you come on up.
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TOPIC	ACKNOWLEDGEMENT MEETING NOTICE
DISCUSSION	<p>Don Fawson - We want to acknowledge the Meeting notice. Layna, would you go ahead and give us that Please?</p> <p>Layna Larsen - Yes, we have posted a notice on the bulletin board outside of the post office, we have posted one inside of the post office, and we have one on the office door of LDWA, as well as on the LDWA website.</p>

TOPIC	CONSENT :: AGENDA & PRIOR MEETING MINUTES
DISCUSSION	<p>Don Fawson – The Consent Agenda consist of the acknowledgment that the meeting notice was posted. It is also a vote to accept this month’s agenda and the previous month’s minutes.</p> <p>Michelle, I don't know if you had a chance to read last month minutes. OK, then, Doris it is up to you and I here to vote to approve the previous meeting minutes.</p>
VOTE	MOTION TO APPROVE TONIGHTS MEETING AGENDA: Doris McNally SECOND: Michelle Peot MOTION APPROVED
VOTE	MOTION TO APPROVE PRIOR MEETING’S MINUTES: AGENDA: Doris McNally SECOND: Michelle Peot MOTION APPROVED

TOPIC	DECLARATION OF ABSTENTIONS OR CONFLICTS
DISCUSSION	<p>Don Fawson – Does anyone have a conflict of interest?</p> <p>Don Fawson, Doris McNally & Michelle Peot – All stated “No conflicts of Interest”</p>

III. OFFICERS REPORTS

a) PRESIDENT’S REPORT

TOPIC	EASEMENT FORMS :: UPDATE
DISCUSSION	<p>Don Fawson - We've been working with Peter Gessel, our attorney, on a number of items. One is our easement forms, that we need to get signed. Two easements are still outstanding and I haven't been looked at recently but Doris, you say that Peter did send something on those?</p> <p>Doris McNally - He did, he sent it right before the meeting.</p> <p>Don Fawson - OK. We'll go ahead and look at that and see if we can get those taken care of.</p>

TOPIC	SILVER EAGLE ESTATES CONTRACT :: UPDATE
DISCUSSION	Don Fawson - Peter Gessel has also been working on finalizing a number of agreements.

	<p>Peter is also working on the LDWA portion of the SEE, Silver Eagle Estates, contract. So, Mark is going to be doing the portion of that project in preparation for the Silver Eagle Estates to hook onto our system. He will be taking care of any adjustments that need to be done relative to that, such as moving a PRV, installing a PRV on the east side of Main Street, and putting in some valving and a T so we can deliver their high pressure water and not interfere with our low pressure system.</p>
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TOPIC	LWC AGREEMENT :: UPDATE
DISCUSSION	<p>Don Fawson – Peter Gessel has also been working on finalizing our portion of the LDWA / LWC updated agreement to allow us to be able to use the State Engineer’s chart that he provided to be able to determine each company’s share of water in the Spring at any given time.</p> <p>I also checked with LWC, and then talked to Brant and asked if LWC can actually absorb the water coming down the Creek to keep it out of the Creek while they finish the project. It would have been nice if they could have done this during the summer. He said they could unless there is some kind of, large rainstorm or something else. I don't know whether any of you were aware or maybe around when they put the bridge over the Creek down at Red Cliffs. They got all the forms in to pour the wing walls and a big flood came down and took them out. So, they had to start over again on that. So, we hope they have better luck on this one.</p>

TOPIC	OAK GROVE BRIDGE PROJECT :: UPDATE
DISCUSSION	<p>Don Fawson - Also, Mark and I looked at the bridge project, just West of Silver Reef that the Forest Service is planning to replace. I talked to Riley, and he said the contractor that's supposed to be doing that job, apparently has had some employee problems. So, I don't know exactly where they are at with that. I did call Jake Dodds, who is the Forest Service engineer, and he thought that the contractor might be down next week to begin that. Our waterline runs under the Creek at that location. They are going to have to move our water line, further to the South. The Engineer said they have money in their account to be able to actually do that. However, as they told us, they will replace it with exactly what is there, and we actually don't want them to do that. From what Mark has been able to determine it was originally PVC Class C pipe that runs under the Creek with just a cap of cement over the top of it. We are looking at replacing that with welded iron pipe to give us more protection as it goes through there. So, we will have to pay the difference in the cost of that piece of pipe, but they will do all the excavation and placement and reconnect it to us.</p> <p>Ron Cundick - We need that.</p> <p>Don Fawson - Yes, we do, we are actually going to upgrade that to 8". It is 6" right now, so that at some time in the future if we replace that line, it will be able to match up with our system.</p> <p>Doris McNally - Are we getting proposals for that right now?</p> <p>Don Fawson - Close. What Jake, the FS engineer, told me is that the contractor is actually doing two bridges; they are doing one up north somewhere. They have been working on</p>

that one first and Leon, the owner, had his crew quit. They had another crew lined up down here and he says they quit. So, it doesn't sound very good.

Doris McNally - The pipe that we are going to replace. So, if we know the length, we can at least try to get the quotes.

Don Fawson - That is the problem, we don't know the length at this point. So, they are going to have to do some excavating. We are OK right now without that line being in service. In fact, we've capped it on the West end so that they can get in and do what they need to do. During the summer that is not an issue, but right now with low water usage we are fine.

TOPIC	PROJECT MANAGEMENT
DISCUSSION	<p><u>Michelle Peot</u> - Can I ask a question about the status reporting. Would it be possible if Riley could provide just a one pager on where our projects are in regard to time and budget and if there are any risks that have been identified? Just so when he's not here, if he provided every month, we'd have it for projects.</p> <p><u>Don Fawson</u> - You know, we can ask him, it is going to cost whatever it takes.</p> <p><u>Michelle Peot</u> - But that should be technically part of project management.</p> <p><u>Don Fawson</u> - I was in contact with him today and last week and I was hoping he would be here tonight, and if he's able to come in right now, we'll have him report, but then I'll give you a report on where we are at. So, I don't know exactly what you're asking for.</p> <p><u>Michele Peot</u> – Specifically, if you hire a consulting firm and there is a project management aspect, you will provide some type of a status report periodically so that you have that for history. I do not see that and I'm wondering if that is something that was part of the contract or part of the services that are offered.</p> <p><u>Doris McNally</u> - It is part of the services. I think it is a fair comment, Don. I think the last formal written update I have gotten from J&D is well over ten or eleven months old. When we have talked about doing them every six months for transparency to our shareholders.</p> <p><u>Don Fawson</u> - That is fine, you need to ask him for that. I think that my lack of being involved in a lot of these things, it's been all oral. And I felt comfortable with that, but I think you are right, for the record it would be a good thing.</p> <p><u>Doris McNally</u> - I think also with the departure of Kurt, it would be good to get some of the stuff and the understandings on the record. So, I would like to make a recommendation that, in the future maybe Michelle could work with Riley on the project management side and you (Don), Larry, and Mark continue to work on the field side of it.</p> <p><u>Michelle Peot</u> - That works.</p> <p><u>Don Fawson</u> - OK. Mark, do you want to go ahead and give your report?</p>

b) OPERATION / FIELD REPORT

DISCUSSION	NEW SERVICE LINE CONNECTED
<p>Mark Osmer - We have finished all the service lines up north of Center Street, so they are all done. We had an issue at the church. We had a break in the line, so we had to dig it all up. We set the meter box higher this time, so the dirt doesn't fill it in.</p>	

DISCUSSION	PRV
<p>Mark Osmer - We installed the PRV in that we got from Washington County (WCWCD). We installed that in the Center and Main Street vault. So, that is all in and working well.</p>	

DISCUSSION	CONCRETE
<p>Mark Osmer - We concreted around some valves down on the South end of Town that we had installed a while ago. We also concreted around the fire hydrant. So, they are done.</p>	

DISCUSSION	SAMPLES
<p>Mark Osmer - We passed our BacT test again this month, so that's good. I have got to do the nitrate samples; they need to be done by the end of December. So, I called Chemtech and they will send down the testing packages to Larry's house, and then I will collect the samples. They need to be frozen and have to be on dry ice to send back. So, we're going to do that the beginning part of next week so Chemtech can get those?</p> <p>Don Fawson - That is a yearly thing?</p> <p>Mark Osmer - Yes, we have to do that in the last quarter, every year.</p>	

DISCUSSION	OAK GROVE
<p>Mark Osmer - Like you said, at the Oak Grove Bridge we disconnected that line, cut and capped it so they can basically dig for the bridge and if they hit a pipe, it's not going to matter, it's all old, so it doesn't matter. I think that's about it.</p> <p>Don Fawson - Obviously there has been a lot of other things that Mark's been involved with but those are the major items.</p> <p>Mark Osmer - Oh, then I met with Landmark's representative. They are all pretty much done with the Main Street project, but they put an air-vac in on Silver Reef Road and Main Street and it's in the UDOT right away. It's only 8 feet off the white line and it has to be 16 ft. So, I'm working with them to move that further out.</p>	

DISCUSSION	QUESTIONABLE METERS :: EXCAHNGE
<p>Doris McNally - So Mark, I know that last month, we replaced those 3 meters that were giving us perpetual issues with the ERT 's and I believe we have another six that are still problematic. So, I'd like to see if you could work on them, I'm not asking you to do all of them but if we could do another three or four of them before you read meters.</p> <p>Mark Osmer - Before I read meters?</p> <p>Doris McNally - Yeah. And let's just keep the record because it seems like you had success with the last ones. And then Mark also said that he was, going to figure out a way of proofing the meters that he is taking out rather than just discarding them, He is going to see if there is a problem by doing some kind of</p>	

test on them before we discard them and see if they're still useful because it might have just been ERT situation.

Mark Osmer - Yeah, we're going to make up like a little meter set up so we can hook it up and test right there and see which is good and bad.

DISCUSSION

DUAL CHECK VALVES / CROSS CONNECTION & BACKFLOW :: UPDATE

Layna Larsen – Mark as completed all of his work on the double check valves.

Don Fawson - That's good.

Doris McNally - We had a situation where there was a backflow - cross connection situation and I was wondering whether the situation was dealt with because the shareholder wanted a written response, and I didn't know if there's been any follow up on it.

Don Fawson - So basically what happened on that was that there was a leak at an individual's house and Mark went down and worked with the people who were working on that and what he found was - that there was actually a direct cross connection between the LWC irrigation water and LDWA culinary water at their house. They apparently had valving to isolate it, but they didn't close it properly.

Mark Osmer - We had two such issues. We had one on Center Street as well. The same deal.

Don Fawson – That type of direct connection is against State code. You cannot have those two systems piped together. You can't. They have to be isolated with something called a “swing valve,” and that's a set of flexible piping that allows you to hook one up or the other, but you cannot physically connect those two at the same time. In addition, something called an RP must be installed on the culinary side as well so there's just no chance of getting irrigation back feed into the culinary system. It got a little dicey with the homeowner and Mark was able to work through that. I worked with a plumber and also Brant Jones to be able to get that taken care of and Mark verified that the two systems are separated.

Mark Osmer - Yeah, we went down this week and checked it and it is not connected as far as I can tell. I checked all the valves and everything.

Doris McNally – So, do you think we have satisfied that shareholders request?

Don Fawson - I think so, Brant talked to her, and her main concern was just to work through her and not other people.

Doris McNally - That's fine, I just wanted to know that was followed up on so we can take it off the office to-do list.

Don Fawson - So, the point with this too is that, she had a plumber come out and the plumber put in something called a PVB, which is exactly what needs to happen if you're just running culinary into your irrigation system. If you are just running irrigation, it doesn't matter. But it doesn't allow one to have a dual connection. So, I talked to the plumber, and he said, he was just not aware of this. So, I called Gary Ragar, the State Cross Connection Specialist with the DEQ, and he sent me the State Code, diagrams and pictures of a proper swing connection. I sent them to the plumber and he said, “I so much appreciate that.” He said, “I never seen it before.” We've had situations where Scholzens had advised someone that they just needed to have a couple of check valves, on a line that they connected from irrigation to culinary which is also a the violation of code. So, we have the supplier of plumbing materials, and we have plumbers out there who are not aware of the code, and I don't blame them. I think the one thing I

want to do is check with Gary and find out what the State is doing to make sure plumbers and vendors are aware of this as they increase their requirements on Cross Connections.

Doris McNally - So, going forward Dan, this is one of the things that you'll be leaning in on. We recognize that the biggest, highest potential for a problem is a shareholder of ours that might also be an irrigation shareholder. And we do have a database of who those people are, those who have both irrigation and regular culinary water rights. And first off, we need to document these because when we go through an audit on a regular basis with the cross connection the State wants to see how we address them. They want to see how we logged and registered them and deal with them. They also want to see us go out forward thinking and trying to investigate situations that arise. So, a year and a half ago we did a survey of all the shareholders in the Town of Leeds asking them what they do with water at their house. And that identifies a number of people that we should probably just go and sit down and have a conversation with them and see if there's any problems. We don't have to do all of them immediately according to the regulations, but we do have to show forward progress that we're interacting with those who have irrigation and culinary shares, educating them and if there is an issue, addressing the issue with them directly. Then they should go into a yearly review. So, these are the kind of things that we'll be working with you on. And it is so needed in our organization.

Don Fawson - How many hookups are dual connection?

Doris McNally - I want to say 270 out of the 419. (Corrected to 101). I could be incorrect on that, I don't carry all the numbers in my head. But we're in a better position that we know where those situations are now and we have just been so busy with other things. It would be one of those things I'd love you to kind of review and kind of work with Mark on throughout the year. And if you could check off maybe one or two a quarter, at the end of the year when we go through a review, it would show very strong progress. They would be very happy with us for doing that. So, I'm sure we'll have other conversations, but that's why we welcome your efforts here so much. Thank you.

Don Fawson - Do you remember on the survey that we sent out; did we have any question about that? About those kinds of connections.

Doris McNally - We didn't specifically ask them if they had a swing connection or anything else like that, but we asked them what they were doing on their property with their water, if they were dealing with agriculture or animals or if they had a hot tub. But the other thing is, is that I do have a database of the LWC Shareholders. And I cross matched it to the LDWA Shareholders so we can very clearly identify who is a joint customer of both companies. So that's kind of helpful because when Mark gets into a situation and if he is over there doing an investigation, we can kind of give him a heads up, while you are over there, why don't you just check this out. So, this is one of those things where we are now being mandated to do. Personally, it should be the shareholders doing it on their own. I think it's kind of intrusive that they are making the water companies do this. But we are now mandated to do this on a regular basis.

Don Fawson - I one of the issues here is manpower and time. I think most people really want to have their system set up right because it is actually a problem for them on their property, the threat of introducing irrigation into their drinking water. In fact, didn't somebody get sick?

Mark Osmer - Yeah, the people in the house on Center Street got sick because the irrigation pressure was actually higher than the culinary pressure, so they were drinking irrigation water.

Don Fawson - Because we have these dual checks on our meters, we have some level of safety relative to that, but they're not full proof. That is the reason we need these other preventative measures. But I don't know how we get that information out to people so that they understand it?

Doris McNally - Well, on the back of the invoice we have to show education. And then I've created these web pages where I've been directing them over the QR codes and there is also videos up on the website. So, based on how they want a water company to be educating and engaging with their customers, we are above what they expect because we have already gotten told "you guys are doing a great job". It is just that we need to do more physical inspections when we get a chance. And that is going forward.

Don Fawson - I talked to someone the other day and I was just talking to them about the message on the back of their bill and they said, "there's a message on the back of the bill?" This person just said, "you know, I just get the water bill and pay it." And I can't say that that isn't something that I do with most things that come in, I mean you get so many things feeding into your life every day, it is just hard to read everything.

Doris McNally - So, correction, I just looked up the number of LWC shareholders who are also LDWA shareholders, and it is 101.

Don Fawson – Thanks, Doris. Mark has a number of projects coming up that are going to take quite a bit of time so, he is going to be very involved. We appreciate everything you do Mark. Doris, do you want to go ahead with the finances.

c) OFFICE FINANCE REPORT


DISCUSSION ANNOUNCEMENTS/BILLING/COMMUNICATION [Doris McNally]

BILLING for October was completed/mailed November 1st.

NEWSDRIPS

November invoices included an article on Pressure Reducing Valves.

For December I have drafted 2 articles for the Board's consideration. One proposing info regarding small water leaks with preventative and reactive ideas on how to address them. And another announcing our two new volunteer members, Michelle & Dan.



Need to contact the LDWA, it's simple.
Phone
(435) 879-0278
Please leave a message, your call will be returned promptly.

- 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**

Your message is immediately routed, and a LDWA representative will be in contact.

Email
LDWAcorp@infowest.com


DO YOU NEED A PRESSURE REDUCING VALVE?


Having normal water pressure is the code to maintain healthy plumbing in your home. If left unchecked, high-water pressure will wear out just about everything that comes into contact with your plumbing system.

Maintaining your home's water pressure and having a working pressure-reducing valve will help you save money over time.

Pressure-reducing valves:

- Can protect your pipes and keep your plumbing fittings from bursting.
- Can help you conserve water and save money on utility bills.
- Extends the lifespan of your fixtures and appliances



LEARN MORE SCAN QR CODE 



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SMALL LEAKS CAN CAUSE A BIG HEADACHE.

Household water leaks are responsible for an absolutely staggering amount of water waste with the average American household wasting an average of 10,000 gallons/year to leaks. All of this waste amounts to a whopping 1 trillion gallons of water/year.

While you should always call a professional to help you fix your leak, we gathered some tips and tricks on how you can quickly stop common household leaks.

SMART MONITORING




SCAN ME

FIX LEAKS



SCAN ME




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WELCOME NEW VOLUNTEER MEMBERS



Michelle Peot
Board Member

Filling a recent position vacancy, and in compliance with LDWA Bylaws Article V - Officers and Their Duties, Section 6 - Vacancies, we are pleased to announce the appointment of Michelle to our Board.



Dan Brown
Cross Connection Control Program Officer/Administrator

In compliance with LDWA Bylaws Article V - Officers and Their Duties, Section 4 - Special Appointments states, we are pleased to announce the addition of Dan as our Cross Connection Control Program Officer/Administrator.

MOTION :: TO ACCEPT THE ARTICLE NAMED :: Welcome New Volunteer Members :: FOR OUR NEXT BILL. MOTION APPROVED

DISCUSSION **FINANCE :: PAYCLIX [Doris McNally]**

Doris McNally - October we had 101 shareholders pay their bills using this payment option.

The total amount collected through PayClix was \$10,669.06. 61% paid via credit cards & 39% via eChecks. YTD we have collected \$77,254.78 through PayClix.

	Credit Cards		Electronic Checks		PayClix®	
	Count	Credit Cards	Count	eCHECK	Count	TOTAL
Jan-24	49	\$3,319.70	41	\$2,146.87	90	\$5,466.57
Feb-24	51	\$3,478.14	41	\$2,392.82	92	\$5,870.96
Mar-24	53	\$2,973.87	41	\$1,955.02	94	\$4,928.89
Apr-24	49	\$3,011.73	46	\$2,353.34	95	\$5,365.07
May-24	55	\$4,147.64	43	\$2,395.23	98	\$6,542.87
Jun-24	50	\$4,524.05	43	\$3,277.78	93	\$7,801.83
Jul-24	47	\$3,851.97	44	\$3,581.18	91	\$7,433.15
Aug-24	58	\$9,246.10	41	\$2,836.97	99	\$12,083.07
Sep-24	53	\$6,328.76	44	\$4,764.55	97	\$11,093.31
Oct-24	53	\$6,498.28	48	\$4,170.78	101	\$10,669.06
	518	\$47,380.24	432	\$29,874.54	950	\$77,254.78

FINANCE [For the Month of OCTOBER 2024]



TOTAL INCOME		
ACCT	BALANCE	% to TOTAL
Ord. OI:	\$42,146.28	94.7%
Other OI:	\$2,355.72	5.3%
	\$44,502.00	100.0%

TOTAL EXPENSE		
ACCT	BALANCE	% to TOTAL
Ord. Field OE:	\$9,260.96	42.8%
Ord. Admin OE:	\$2,411.91	11.1%
Professional OE:	\$860.00	4.0%
Labor Expenses:	\$9,102.31	42.1%
	\$21,635.18	100.0%

FINANCE [For Year-to-Date 2024]



TOTAL INCOME		
ACCT	BALANCE	% to TOTAL
Ord. OI:	\$293,277.76	90.7%
Other OI:	\$30,114.41	9.3%
	\$323,392.17	100.0%

TOTAL EXPENSE		
ACCT	BALANCE	% to TOTAL
Ord. Field OE:	\$80,506.07	38.8%
Ord. Admin OE:	\$19,620.21	9.5%
Professional OE:	\$19,299.50	9.3%
Labor Expenses:	\$88,038.93	42.4%
	\$207,464.71	100.0%

The LDWA's Banking Accounts [as of 10/08/2024]



CHECKING ACCOUNTS		
ACCT	BALANCE	% to TOTAL
1 - Checking	\$82,314.83	35.9%
2 - Business Checking	\$147,216.08	64.1%
	\$229,530.91	100.0%

SAVINGS ACCOUNTS		
ACCT	BALANCE	% to TOTAL
1 - Emergency Reserve	\$357,396.25	65.4%
2 - #3F1892 BOND RSR	\$99,166.11	18.1%
3 - Impact Fee Fund	\$90,074.95	16.5%
	\$546,637.31	100.0%

MOTION TO APPROVE FINANCE REPORT AS SHARED: Doris McNally | SECOND: Michelle Peot
MOTION APPROVED: Unanimously

d) ADMINISTRATION REPORT

DISCUSSION **2023 TAX SUBMISSION [Doris McNally]**



Christensen Nichols our CPA's prepared our 2023 Taxes and after review by Jenifer Flefer our accountant and myself we submitted our Federal Tax Form 990 for the year ended 12/31/23. The forms submitted show **no balance due**.

Don Fawson - Ok since Riley is not here, I did have a chance to visit with him today and couple of things that I was really concerned about are the update on the Forest Service and BLM permits to allow us to start drilling our well and to get the replacement line from the Spring installed. He said that he had been in contact with the Forest Service. Jones & DeMille sent in the necessary paperwork to the Forest Service and that the permit should be forthcoming. I Also had a chance to talk with the District Ranger, Joseph Rechsteiner, here when he came up and looked at this bridge project. We discussed some things at that point. He said, yes, we're ready to move on the pipeline. So, I think that we're good with that. Part of the problem the Forest Service has had is that they had an interim Chief Ranger for a number of months. Also, on the BLM side, Riley said this week J&D will have completed the updated information the BLM wanted to be able to get the Piute tribes final sign off and then move forward with the permitting process. So, still kind of in the process to be able to get that part of it taken care of and we will have to work with an archaeologist, and get some archaeological work done out there and before they'll issue that final permit. So, that is where that lies. Anybody on the Board have any questions or anything else that they want to add?

Doris McNally - I did receive invoices from Riley and the invoices cover a multitude of projects and the loan that we got from the DDW was based on the four projects. What I'd like to see is maybe a better accounting from J&D on what these individual projects are. So, for example, there were expenses on the east side of the Main St. project and the West side of the Main St. project and other things that I don't know where they are categorized. So, there are two things, 1) I'd like to have somebody reviewing the invoices from Riley against the memo of understanding to make sure that they are in line with what our agreement is. And then 2) on certain expenses on certain bills, this is a relatively small bill, but as the larger bills come, I think that we should have a threshold that when it hits a certain level that all the Board members get a chance to review it, are updated on what all the expenses were and then we all vote on it and approve the payment of those checks. Because it's one thing to pay a \$2,000.00 bill or \$3,000.00 or even a \$7,000 or \$8,000 dollar bill, but there's going to be some big bills coming in and I think that it would be better for us all to a number of eyes on these things so we can check, double check and triple check people. So, I would like to make that proposal.

Don Fawson - I'm not opposed to that, in fact, I think that's a great idea, Doris. And I think that if you wouldn't mind doing that or Michelle being able to take over working with Riley on that.

Doris McNally – One of the reasons why I mentioned earlier the potential of Michelle kind of being the project management working with Riley in that manner is that's where that will happen. And I think that is needed. I think that it was very comfortable and casual with Kurt, you, and everybody but I think now that we're getting into the heavy things, I think it's important that we have maybe somebody just helping on a project management side. But the actual detail in the field activities should still come from Larry, yourself, and Mark.

Don Fawson – Michelle, are you interested in doing that?

Michelle Peot - Yes, I would be.

Don Fawson - Riley is really positive to work with I don't think you will have any issue with that. I think that it's just a matter of moving through it so that there is a clear understanding as far as what's happening.

Doris McNally - When you were with Riley, did you talk to him about the annual meeting and ask him to participate? I know I did, casually.

Don Fawson - I have not.

Doris McNally - OK, we need to do that. Layna please send him an e-mail. Layna and just get it on his calendar for the annual meeting. I just want to make sure he is there because he should give an update to the shareholders at that time.

Don Fawson - I guess we're all primed to make sure that we give notice a month in advance of that meeting?

Doris McNally - As I mentioned in the e-mail that I sent out with the concepts for the newsletters. I said that the next two newsletters after this one is going to be the announcement about our meeting, and then the other as the reminder. One of the things Ron, I think we talked about it amongst the Board, but we'd like to see if we could once again use the Cosmopolitan for our annual meeting for the LDWA. We'll send you a letter just to make sure that you get it on your radar and have something for your Board.

Ron Cundick - I have no reason to think it won't work, just send me something that I can have.

Doris McNally - Absolutely, thank you.

IV. SHAREHOLDERS COMMENTS

DISCUSSION	COMMENTS
<u>Don Fawson</u>	All right. Susan, do you have anything you want to share?
<u>Susan Savage</u>	A Couple of things you might be interested in. Martha Hamm and I attended the last two weeks of DTech meetings and based on the things that came out of there I contacted a friend that I know at the Conservancy District (WCWCD) with a couple of questions. One is from their September meeting, and Martha sent you out a copy of that meeting. So, I had some questions for the District about the Toquerville Reservoir being on pause. It asked what was happening there. He just said he thought that it was something to do with Federal government restrictions or regulations. Something that they hadn't done that they needed to comply with.
<u>Don Fawson</u>	Do they have any idea how long this pause is going to be?
<u>Susan Savage</u>	No, and Martha had read some additional minutes that she hadn't sent me yet. She was going to send me some that talk more about that. So, I can send them on to you when I get that. Michelle, do you have any more about that?
<u>Michelle Peot</u>	I do, my understanding is that they built it in a floodplain.
<u>Mark Osmer</u>	I talked to Brett about that and he said it's going to be on hold for at least a year.
<u>Don Fawson</u>	That's an interesting situation.
<u>Susan Savage</u>	Also in the September minutes it talked about Will-Serve Letters, that a Will-Serve is not a commitment to water. It means that after you get your plat maps, and your roads in, and all of your formal things done for a subdivision, then you come in and if there's water at that point, then you can get it. So, he just talked to me about the sunset on Will- Serve Letters and that each one would have a set time.

Don Fawson - Who is it that you talked to?

Susan Savage - It's a friend that I have who is on the Board there and he was giving me his opinions. I called him because I know him.

Doris McNally - Our (the LDWA's) Will-Serve Letters, are valid for a full year, from the date of signature to a year. When you say sunset, what do you mean by sunset?

Susan Savage - That means the time frame when it no is no longer valid. You have a certain amount of time to complete whatever is required for that or lose that commitment. So, we were just chatting about a lot of things. So, I was comfortable calling him and we talked about what used to be the Grapevine Wash Development, whatever it's called now, and he said, "I just can't see, because of what the District's doing now, somebody coming in and putting in a huge development, investing that much money, and doing all of that work, all that it takes build a whole bunch of homes and then coming in to maybe find out that the water isn't there. He said; this is my opinion, so that's why I'm not naming him, He is not speaking officially for the District.

Don Fawson - And so he's talking about the water there with the Conservancy?

Susan Savage - Yeah. So, he is saying; maybe somebody would say we'll start with 20 homes, and we'll complete the requirements for that and make sure we get that all done and see if we have water for that before we do the next step. Does that make sense?

And I was just going to mention to you, Doris, that the physical look at the dual systems; the irrigation versus culinary water would be necessary because to some of us that wouldn't apply at all. Like I have shares in both companies, but it wouldn't be relevant to me because the systems aren't even connected at all, so there would be people like that, just going by the list that you have.

Doris McNally - I'm not feeling that all of them are suspect and that they have that situation. I know there could be only a small percentage that might.

Susan Savage - Then I didn't know if you might be interested at the DTech meeting yesterday, they were talking about the Toquerville Bypass and they were talking about opening it up from the North End temporarily because the Hill Cut isn't completed. But temporarily so that Firelight Development can do something with the home show. And they talked about doing that and as they talked about it, they talked about the Southern end and the North end and so on. So, after the meeting Martha and I talked with the representative from UDOT and asked, what do you mean when you're talking about the North End? And he said the north side of the cut. He said if they ever get the South side stabilized so it's OK, then they have to start and do the same thing on the North side of that cut.

Don Fawson - So that I understand, the South end of the cut goes down into the Creek between La Verkin and Toquerville, is that where we are talking about?

Susan Savage - Well, that's what I thought. I thought they were talking about that end of the road or something. But he is talking about the cut itself. The cut in the hill that started falling in on the South side. He said they did like half a dozen core drillings to sample what the soil was like, and he said there wasn't enough to let them know what they were going to actually run into. So, they're still working on the South side of that cut, but when that is stabilized, when they feel like it is OK, then they have got to start and do the same thing on the north edge of that cut. So, nobody knows how long it will take.

Don Fawson - So it's just that cut, the single cut.

Doris McNally – I have heard that they already had to remove one home and they are very close to encroaching on the other piece of property over there.

Susan Savage - OK, that's all.

Don Fawson - Very interesting. I've always wondered why that is taking so long. I saw that "little" boulder in the road.

Doris McNally - What I think is interesting is that we can learn from the experiences of other Towns and that's why a few times I have attended the meetings. I have used those situations to say that when we get into an agreement with them, we need to make sure because they ran out of money for a while, and everything was on hold, and they could scar up this Town very easily.

Don Fawson - We need to do some really good bonding. OK, Ron, did you have anything you wanted to share?

Ron Cundick - Well, I mentioned earlier that the Town is anxious to get an arrangement with the LDWA and I think we are pretty much are on track for what we want, and I suggested to Doris and suggested to you to have your attorney draft what kind of franchise agreement, or whatever he wants to call it, that would satisfy the LDWA. I think if we start with that then we have 90% of it taken care of. If both teams just start from square one it takes a long time to get there. So, that would help us understand what else you might need. We think we understand what you need right now with all I've seen. There isn't any real issue, it is just a question of putting it in black and white. I think the Town Council has a lot going on right now with trying to get some ordinances updated. This would facilitate things and at one point we had considered just by ordinance to give you a right a-way to everything that's in the ground, which we could do, but I think the franchise is probably a better way to go about it because things change, and it will give you more security on your end to do it. I'm all for doing it.

Doris McNally - Is there any update on the Regional Water Agreement, Ron? Has Town entered into that agreement yet?

Ron Cundick - Well, when I read through the minutes, or at least part of the minutes from the September meeting, it looked to me like there was a lot of misunderstanding of the things with the Council or the Committee, whatever it is and so, they were not willing to move forward. I think the Conservancy was confusing us with our neighbor.

Doris McNally - I think you and I shared this together. We have had a conversation about that directly with Zach and I think that it is important going forward that they don't conflate us with any other water company, our water company is in good and stable.

Ron Cundick - They were talking about how they were always giving us money, and we didn't have our act together. I mean, it was a very negative thing some of the members of that board were saying, well, we need to have a study done, we need to do all this stuff.

Doris McNally - They wanted the Town to do that it sounded like.

Ron Cundick - Yes, and so my instincts right now tell me we should go ahead and get our ordinance passed and go back and say; Here's what we're doing, this is what we are, don't get us confused with that, and I think we could move it through on that basis. But we need to get things in place so that we are not just talking about what we are going to do here, we can say here It is.

Doris McNally - And because of that, I'm asking for Town's procedure because I keep hearing different things. Does that hold back Grapevine Wash, or can you sign off on any activities there, because you have a Will Serve from WCWCD for the Grapevine Wash activity right now?

Ron Cundick - Right now I can't see anything going forward from our standpoint, the Town's standpoint, until we have the guarantee from the Conservancy that we can get water. That's critical and this can go on for a long time if we don't get our arms around it. But I don't see how that project can go forward till this is nailed down.

Doris McNally - The reason why I asked the process question Ron, is because I've sat in a few meetings where I've heard; we're going to break ground two months ago, they are going to break ground this week. They are already doing work up there.

Ron Cundick - If they are breaking ground I am sure they have a permit.

Doris McNally - I know that's a different meeting, but it will just be good to understand where Town is relevant to their agreement with the water, so thank you for sharing it.

Ron Cundick - We have to have that agreement in place to have access to the Conservancy water. You can't provide it and nobody else can be provided by the Conservancy, but we don't want the Conservancy to go around us and they've told us they won't.

Doris McNally - Yes, and that is one of the things that we have talked about with the agreement is setting very clear boundaries on what the LDWA water service area would be and that's based on the capacity studies and the current parcels that are in the town of Leeds that are filled ins.

Michele Peot - I also wanted to say for the record that I have heard misinformation from Zach as well about Leeds and he has given me other reasons why he said that he was saying these things, but it's happening in private meetings and public meetings. And Angel Springs actually did not get money from the Conservancy District, they went and got an EPA grant. Given their situation with previously having radon in the water, I think they have done a good job with risk mitigation. Their drinking water is currently testing fine, and they got an EPA grant in order to remediate those contaminated wells. So, they did not get anything from the Conservancy District.

Don Fawson - Ron, do you know Peter Gessel our attorney?

Ron Cundick - I know who he is, I have not met him.

Doris McNally - We have asked for Peter and Ron to sit and have the conversation. So maybe, try to get something going.

Ron Cundick - I think once we have something in hand, say here's the proposal for LDWA and what they need.

Doris McNally - And I know Peter still has the original documents that you shared with us, which we've kind of agreed with him, and we had the meeting here with Zach. We shared a full briefing with Peter on that. I think he still would be comfortable in having a phone conversation and walking everybody through it and then saying, OK, now I will invest the time and draft something.

Don Fawson - Yeah, that was the point I was trying to make, was if you'd be willing to talk to him, if we get to that point.

Ron Cundick - Once we get to that point, because then I can go to the Mayor and say; Mayor we have this proposal, would you allow us to negotiate or whatever you want to call it. But it is premature for me to go to him on this because we don't have anything to talk about officially.

Don Fawson - Right, I think the one thing that I am concerned about, I understand we could come up with something, but there might be a question that could be easily answered by you that might steer it in a more direct manner than just kind of doing something.

Ron Cundick - We can get a draft of what you want, we can work out any minor details on it and streamline that, so unless there is a huge problem we have to solve, otherwise we can eliminate those small decisions.

Don Fawson - We'll work with Peter on that then and give you guys a call.

Ron Cundick - I don't see anything mentioned in that letter that we can't deal with.

Doris McNally - No, I don't.

Don Fawson - Very good.

Michelle Peot - Do we have a plan, my main concern in things I'm seeing come down the pipeline from the State are things like the potential for additional external dwelling units, and multifamily housing, and I'm not sure from the LDWA perspective how much capacity planning we've done for the situation where; what we thought was going to be single residents is actually going to be multiple.

Don Fawson - So, what basically I see happening here is the capacity study will drive kind of the basic end of our service. And since that kind of stuff is unknown, it will kind of just be as we move along to see what's happening, then that end date will have to be determined at that time. And I think one of the things that has to happen in order for us to even consume the water rights that we have based on the capacity studies, we have to get that second Well in. Yeah, it has to be there. And so that's one of the things that we are really trying to drive and get taken care of at this point in time.

Doris McNally - I think that we have gathered so much information about our system and we have so much better knowledge than we have ever had before in the company about the water system that we have a few things that we need to also consider. We need to look at what the aquifers are, we need to look at the environmental stuff, we need to look at what is the long term, plus really get that Well working and seeing how it performs and then if we have any other issues relative to that. I am also very concerned about the other activities of all these other drillings and everything around us because they could impact us. So, I think that whatever we do, we are going to have to look at it in a little bit of a stepping stone process, because if we make the decisions based on just the knowledge we have right now, we might put ourselves in in a very bad situation and our shareholders and I think we need to make sure that we protect the shareholders that we have. We have had capacity studies in the past and we're even getting better numbers on and questioning some of the numbers from the past. So, I think we just need to do the due diligence and really be comfortable with the data.

Don Fawson - I agree with that. But ultimately the fact is, is that you are not going to have a perfect set of data. But we need to do the best we can. We need to get the best data that we possibly can as move

forward, and we are not going to go out and just all of a sudden max our water rights, based on our source and everything else.

Ron Cundick - I think eventually there's going to be a bigger collision with the Water Conservancy or whoever is drilling out there and LDWA. What is going to protect you the best is what you are doing right now. It is getting a solid base of where things are now so you can document anything that is taking more than their share of water from you. If your wells are going down or whatever else is happening, if you could document that at least you have a means to perhaps resisting some of these problems, because it is going to happen. You can't fill all that stuff out there and put all that development that they have planned without impacting what you have right now.

Michelle Peot - The other thing I think we really need to push for is that groundwater management plan for our area. And I have a big concern with the talk of major budget cuts with the upcoming administration that USGS is going to lose money and staffing and that's going to make it a lot harder to get the monitoring in place that we need in order to ensure that we are not over tapping the aquifers. So, Susan, we should discuss how we can maybe get some folks on board to put pressure on the Division of Water Rights.

Don Fawson - Sounds like a good thing to be done. Appreciate you doing that Michelle.

Doris McNally - I think we are in a great position given all the stuff, the projects we have going forward. If the "Board" had kicked the can down the road again, we would be in a totally different situation right now, we are on top of it, and I think that's good.

Susan Savage - What we are running into, and I think we've said this before, is that if you find out that there is an impact on your water system, then they start reducing, the use of the junior water rights. The senior water rights take precedence. So, we need to find out who those are, we may be the junior ones, so if the water tables going down, we might be the ones that are cut back.

Don Fawson -So what year are our first and second class water rights attached to do you know?

Susan Savage - Would it have been about the time on your Well, about the time that we did ours, which was in the '70s about '73.

Don Fawson - Our Well was '76. But what about the water rights themselves like the Spring Water rights?

Susan Savage - That is what we need to look at to see what those rights are. The culinary rights that come from the Spring were divided from the irrigation water. So, the irrigation water came with the Quail Creek decree, I can't remember the year on that, but that's an old one.

Don Fawson - We have that information, I just thought that you might know it off the top of your head,

Doris McNally - So I have the priority dates.

Susan Savage - Some years ago, maybe 10 or 12 years ago, Division of Water Rights had a big meeting down here and they had us all come into the County Building, and they had a list of all the water rights for people all over, and I hope I can find that. But they were saying OK, the water table is going down and so these junior water rights, they said you can't use any more water now and if it gets lower than the next tier it will be the next people. So, we're looking on that chart to see what water rights were the oldest.

Doris McNally - One of the biggest one is water right #81-1716 which is 80.1 acre feet priority date is 1965. One of the older ones is 81-26338 which is 1880 and there's another 1880, 1850, 1885, 1800. So, the 1800's are about the earliest ones we have. And then the Oak Grove spring is 79.64 acre feet and that's 81-1134 and that was in 1882.

Susan Savage - the 81 is the number for Washington County, that is what the 81 means. I just want to say I remember dad telling me one time and I don't know how this information fits in with priority rights, but I remember him saying that people could file on any water right, even if it was somebody else's water right. You can get in line to get that if the person defaults, then you can be next in line to try to perfect it. And he said the Conservancy District has followed every water right, they have filings on all of them. So, it is kind of a big thing that we need to find out and hopefully I can find these charts that they gave us at that meeting. That would help us.

Michelle Peot - Doris has some data and I think I have a Conservancy Document for area 81 that they compile all the water rights probably for this process and then for the potential to buy them out later. So, I think if we compile the data, we just need to figure out how they map out because like Nathan said, we can kind of guesstimate what the boundaries are, but I don't think it is like a hard and fast rule where those boundaries are.

Doris McNally - We have Riley completing the capacity study at this moment. And we have two scenarios, one that he is publishing, and one is another scenario based on reductions and that will be one of the bases that we have. But yeah, there is a record of some of the other systems, we have information about the other systems around us that we've been watching. So, we do keep an eye on that too, Susan, we get those notifications.

Don Fawson - OK, very good discussion, appreciate that. Appreciate you following through on that, both of you. So, if there is not anything else then I'm going to call for a motion to close.

V. MOTION TO ADJOURN MEETING

VOTE	MOTION TO APPROVE PRIOR MEETING'S MINUTES: Doris McNally SECOND: Michelle Peot MOTION APPROVED: Unanimously
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ADJOURNMENT: 7:02 PM





LEEDS DOMESTIC WATERUSERS ASSOCIATION

PO Box 460627, Leeds, UT 84746-0627

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2024 MEETING OF THE BOARD OF DIRECTORS CALENDAR

DAY/DATE	TIME	LOCATION	HELD
Wed., January 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Tues., February 6th, 2024	7:00PM -- 8:00PM	Cosmopolitan	<input checked="" type="checkbox"/>
Wed., February 21, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., March 20, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., April 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., May 15, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., June 19, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., July 17, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., August 21, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., September 18, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., October 16, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., November 20, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input checked="" type="checkbox"/>
Wed., December 18, 2024	7:00PM – 8:00PM	Leeds Town Hall	<input type="checkbox"/>

[Leeds Town Hall is located at 218 N. Main Street, Leeds, UT 84746]

STANDING AGENDA

1. CALL TO ORDER <ul style="list-style-type: none">a) Roll Callb) Prayerc) Pledge of Allegiance
2. ANNOUNCEMENTS <ul style="list-style-type: none">a) Consent Agenda<ul style="list-style-type: none">o Acknowledgement of Meeting Noticeo Vote to Approve This Meeting's Agendao Vote to Approve Previous Meeting Minutes.b) Declaration of conflict-of-interest
3. OFFICERS REPORTS <ul style="list-style-type: none">a) President's Report [Don Fawson]b) Operations (Field) Report [Mark Osmer]c) Office / Finance Report [Doris McNally]d) Administration Report [Michelle Peot / Brant Jones / Larry Bruley / Dan Brown]<ul style="list-style-type: none">o Update on System Projecto LWCo Field Activitieso Cross Connection & BackFlow
4. SHAREHOLDERS COMMENTS <p>No action may be taken on a matter raised under this agenda item. Shareholder must step to podium to make comments. (Three minutes per person)</p>
5. ROLL CALL VOTE TO CLOSE MEETING



Minutes

DATE/TIME/LOCATION:	December 18, 2024 7:00PM Leeds Town Hall
TYPE OF MEETING:	Board of Directors Meeting
NOTE TAKER:	Doris McNally (in Layna Larsen’s absence)
ATTENDEES:	Board Members: Don Fawson (P), Doris McNally (T), Michelle Peot (M), Larry Bruley (M), Brant Jones (M) Staff: Layna Larsen (CS), Mark Osmer (FE), Dan Brown (CCA) Shareholders: Dave Rhodes, Ron Cundick

Agenda Topics

I. CALL TO ORDER

CALL TO ORDER	Don Fawson
ROLL CALL	Present: Don Fawson (P), Doris McNally (T), Michelle Peot (M), Brant Jones (M), Larry Bruley (M) Absent: Layna Larsen
PRAYER	Ron Cundick
PLEDGE	Don Fawson

II. ANNOUNCEMENTS | MEETING NOTICE | CONCENT AGENDA, MINUTES

TOPIC	ACKNOWLEDGEMENT MEETING NOTICE
DISCUSSION	Don Fawson – I’m guessing that, as in the past, Layna published the Meeting Notice & Agenda. Doris McNally – I can answer that in Layna’s absence tonight. Yes, she posted them on the Town USPS cork board, the LDWA front door, the board at the Trading Post and it also was on our website.
TOPIC	CONSENT :: AGENDA & PRIOR MEETING MINUTES
DISCUSSION	Don Fawson – I hope we all had a chance to look at the meeting minutes from last month. They were sent out in kind of raw form originally, and then I went through and try to edit and just fill in any blanks. Sometimes names are mentioned, but full names are not mentioned and their position. So, I'm trying to fill in some of those blanks and maybe look

	at wording nomenclature that we have in waterworks and stuff like that. Sometimes wording may not be quite accurate. If you would just look at those edits and make any additional corrections that would be appreciated. So, I will accept a motion to approve the Minutes from last meeting.
VOTE	MOTION TO APPROVE TONIGHTS MEETING AGENDA: Larry Bruley SECOND: Doris McNally MOTION APPROVED
VOTE	MOTION TO APPROVE PRIOR MEETING'S MINUTES: AGENDA: Larry Bruley SECOND: Doris McNally MOTION APPROVED

TOPIC	DECLARATION OF ABSTENTIONS OR CONFLICTS
DISCUSSION	Don Fawson – Does anyone have a conflict of interest? Larry Bruley, Brant Jones, Don Fawson, Doris McNally & Michelle Peot – All stated “No conflicts of Interest”

III. OFFICERS REPORTS

a) PRESIDENT’S REPORT

TOPIC	JONES & DeMILLE AGREEMENT
DISCUSSION	<p>Don Fawson - I wanted to start off with the Jones and DeMille agreement. We have had a general agreement with Jones and DeMille for their services that was beyond the agreement for the DDW projects. It is time for renewal of that agreement. Riley had sent out a copy of that agreement. I don't know if it came to everyone, and if everyone has seen it.</p> <p>Doris McNally – It appears it was sent around 2:15PM today, I have not had a chance to review it.</p> <p>Don Fawson - So basically, it's for consultant services shall be provided consistent with and limited to the standard care applicable to such services. [Don started to read the agreement, see attached] By signing this we acknowledge our interest in having them continue in that capacity, but it certainly doesn't obligate us to any specific thing. It covers a myriad of different things. Basically, the same as what we've had previously. Is there any discussion on that?</p> <p>Larry Bruley - Well, If it’s inclusive.</p> <p>Doris McNally - There is a schedule of rates.</p> <p>Don Fawson – Yes. I just need to have a motion to go ahead and renew that. Do you want to see that, Larry?</p> <p>Doris McNally - Its services performed out to December 31st to 2026?</p> <p>Don Fawson – Right. It's actually for two years.</p>

TOPIC	OAK GROVE BRIDGE PROJECT
DISCUSSION	<p><u>Don Fawson</u> - I just wanted to jump up to the bridge at Silver Reef, for a minute, it's been an ongoing challenge working with the Forest Service and the contractor as far as deciding who's going to do what and pay for what. Riley's (Riley Vane, Jones & DeMille Engineering) been involved in that discussion, and I've appreciated him doing so because I had no idea what we were looking at as far as trying to get this pipe in the ground and what was acceptable, and what was not.</p> <p>So, the contractor basically doesn't want to do anything, relative to replacing our pipeline. He claims it wasn't in the contract. The engineer for the Forest Service (FS), Jake Dodds, was there and he said no, it was in the contract, we set aside money for that. But he said, we are just going to put it back the way it was. Well, that's not OK because you have to bring it up to code.</p> <p>We are not even sure what the pipeline material is. As well as we can determine its ductile iron. They were concerned about the distance this thing was going to have to go. To me, that didn't make any difference. That would need be determined once installation begins.</p> <p>I've had Riley representing us with the Forest Service and one of the concerns I have is this. We are trying to get a permit from the Forest Service to replace the Spring Line. So, we need to work together in a positive manner. The other thing is, as Riley says they are just basically putting their foot down and they will put it back in the way it is, but they are not going to put in the Flexible restraint joints, which are little over \$5,000 a piece. There's two of them needed, there is one on each end of the replacement pipeline required by State Code. So basically, what Riley's suggesting is, that we just have them install the line, we pay for the two flexible restraints and then they hook it back in, they do the testing, and they do the sanitizing and Mark does the certifying and inspecting.</p> <p>That way, if there's anything that happened as a result of any damage they may have done. They have this big backhoe up there and they grabbed ahold of our pipe and yanked it out of the ground until it shattered and broke. It's sticking up out of the ground on the East side of the creek. In doing so they could have yanked things out underneath the ground further up, who knows? So, what I'm suggesting is that we take Riley's recommendation and let him work with the Forest Service to get that done. Any discussion?</p> <p><u>Larry Bruley</u> – I don't think we have a choice in the matter at the moment. Has anyone mentioned to Leon Van Sickle (Contractor) or to his operator about the pipe that got yanked out of the ground. We have no idea what happened 20 or 40 ft up the road so did we have any discussion with them on it?</p> <p><u>Don Fawson</u> - I was just suggesting that very thing because we don't know and that's why we want them to actually do the digging line replacement, connecting and so forth.</p> <p><u>Larry Bruley</u> - As opposed to having Mark do it and then we get blame for it.</p> <p><u>Don Fawson</u> - Right, and have the responsibility for it. So, we just want them to take care of it.</p>

Larry Bruley - Makes sense.

Don Fawson – So, the Operator said that right now, he's got everybody mad at him. He has the Forest Service mad at him, Leon mad at him, and he's frustrated with Rocky Mountain Power Company and people that can't move their utilities. Anyway, it's quite a project.

Doris McNally - So your blanket discussion right now is to let Riley move forward. What will that entail? Riley and I had a conversation two days ago about something else he mentioned that the flexible restraint joints you were talking about were close to \$7,500 a piece for the 6" ones and the 8" ones were \$9,000 a piece.

Don Fawson - If that's true, then that's changed.

Doris McNally – It looks like it has changed, there is an email to the office system that has the figures I used. So, I guess my question here is. Aside from the flexible restraint joints what other items will we need to cover? It appears we have been placed in a corner here, but the question is, all in what will this cost us?

Michelle Peot - Do we have this in writing?

Doris McNally – Aside from this note from Riley regarding the flexible restraint joints We have nothing in writing that I can see of that outlines the entire project,

Don Fawson - What do you want in writing?

Michelle Peot - What equipment estimate is, how much will the LDWA be responsible for.

Don Fawson - OK. So basically, we are at the point right now where this is still a negotiation, the Forest Service is not committed to anything other than we're going to put it back the way it was, but they haven't committed to going back up and tying it back in to our original line; they haven't committed to: if we provide the flex joints, they'll install them, and they haven't committed to who will do the testing. At this point it is still in negotiation.

The only thing that we're trying to do here is say that this is our bottom line. We provide you these flexible restraints and whatever pieces are necessary to hook your installed line back into our old pipeline, and then they are going to take care of the rest.

Doris McNally - And Riley has shown that flexible restraints are mandated.

Don Fawson - It's here, here is a copy of the code. (Don showing actual code)

Doris McNally - OK. But once again, it wasn't us who pulled the pipe out, and created this situation. It was the Forestry that started this project, and I understand that we don't want to make enemies with them, but it's becoming a pretty significant, unplanned, cost project for us. A significant expense out of the blue, especially since they knew about this in February. We talked with them about it in May, June, according to the Minutes that I went back and looked at, and now we're sitting with potentially a \$20,000, maybe \$25,000 project.

Don Fawson – I don't think that it's going to be that high. The other thing, though Doris, is this; we could challenge this, and they are not going to move, and we could create bad relations with them, and Riley said, *I guess you could sue*, and I'm thinking sure you're going to sue the Forest Service and then how long is this going to sit in litigation? And I'm sure that wouldn't cost \$25,000.

Doris McNally - I know. I just wish we had the original conversation that happened back in May and June on record. It would have been nice to have that archived somehow. But we are here now.

Don Fawson – Yeah, it would have been nice. But the point, with that too, is this; We didn't know what was under the ground, they didn't know what was under the ground. And here was their flat-out statement, "You don't deal with us, you'll have to deal with the contractor whenever he gets here." That was as good as it got. So, it's not something that could have happened then, it happened when it happened, and here we are.

Larry Bruley - I applaud Riley's attempt to be pretty forceful with the FS and with the contractor. Of course, with Jake, the FS engineer, just was not in here. So, I don't know. I've read through the requirements there and there wasn't a lot of surprise. But we do also have to have isolation valves on both sides to use as a source of testing. We can use the fire hydrant on the West side, but on the other side you are going to have to put a test source in.

Don Fawson – Mark, didn't you say that we could use a test up at that PRV.

Mark Osmer - Yes, I've got testing up there, but I think that's going to be too far away.

Don Fawson – So what are you suggesting for a test, you have to have what? What does that amount to?

Mark Osmer - Basically a spicket so we can test water out of it.

Don Fawson – So you have to you have to put a tap in on that 6" line.

Larry Bruley - And I'm sure we want it secured to so campers can't go out there and just turn it on, fill their vans and all that.

Mark Osmer - Exactly. Yeah, we have to figure that out..

Don Fawson – So how far down does that have to be? Do you have to get down in the Creek to that do you.

Mark Osmer - No. You could run a pipe up and have the test tap up higher.

Don Fawson – That's something we can do after.

Mark Osmer - Yeah, we can.

Larry Bruley - When we do the final connection, we can add that then.

Mark Osmer - Yeah.

Brant Jones - Mark, when's the last time that line was used.

Mark Osmer - Probably this year sometime.

Brant Jones - What was it use for?

Mark Osmer – Feeding water to Town.

Brant Jones - Just bypass the tank or what?

Mark Osmer – No, probably 85% goes to the tank. Probably 15% goes down that line.

Larry Bruley - It has flow in it.

Brant Jones - It always has about 15% of the water.

Mark Osmer – No, not always. It can be static sometimes. It really depends on water usage. So if the water usage is more ...

Brant Jones - So, we do need it? We do need it as part of the system?

Mark Osmer – Absolutely. Yeah. If the pipe to the tank was compromised, we could push everything down that way.

Brant Jones - And the same code is required for bypass, right?

Don Fawson – Anything going under a creek. That's where it comes from. It says; *underwater crossings pipe with joints shall be of special construction, having a restraint at joints from joints within the surface water course and flexible restrained joints at both ends of the water course.*

Brant Jones - Is there a way to repair those and not go under the stream?

Don Fawson – We talked about that but again, because it's not always flowing at a good rate, you can have freezing.

Larry Bruley – In addition, if we hang it on the bridge it changes the engineering on the wing walls for the bridge. It changes the way we we're going to have to install it, with spacers and insulation, and a sleeve, and all that stuff to try to keep it from freezing. I'm not sure it would ever freeze because I don't think it's ever totally static, but there is a possibility.

Brant Jones - It is possible though?

Don Fawson – OK. Any further discussion on this? I'll accept a motion then to pay for the flexible restraints and the materials, with the idea that the Forest Service will do all the installation with Mark doing the inspection.

Doris McNally - I would like to see a full proposal of what the expenses are.

Larry Bruley – I make that motion.

Don Fawson – Do I have a second.

Brant Jones - I wouldn't mind seeing the full expense breakdown. I know it needs to be done but...

Don Fawson – Here's the problem we get into right now. They're right in the middle of this construction. So, Doris, what difference would it make if it was \$15,000 or \$25,000?

Doris McNally – It not just the \$10,000 difference. I'd like to have documentation of this for the history. Many of you people sitting at this table have not had to look back at the history of this company. I have had to go back and spend hours looking for any info on past projects to help make informed decisions. There is no documentation of projects like this. I would request that there's a write up on this. Riley has not been good on doing that. I request that there's a full proposal of what the expected expenses are for this project. That's what we've been talking about for years. I'm sorry if I'm being a nag, but you know what I'm thinking about the future generations of management. There needs to be some history about what happened. Did we have to do it, and what was considered and what was chosen as a path forward. All we have are some text messages and conversations, they are not going to have access to that. And they're not going to look at text messages. They're going to look at something that documents this.

Don Fawson - So, you are planning on us waiting until next month to vote on this?

Doris McNally - I'm planning on accepting the motion if we can at least get a commitment about this document, that somebody will document the history of this and it's not going to be Layna or me, it's going to be somebody who fully has the information and can give us the background.

Don Fawson - I don't have a problem with that.

Larry Bruley - I personally think that this should be Jones & DeMille that's what we are paying them for?

Doris McNally - I personally do too, but we've been asking and. . . .

Brant Jones - And I think it's reasonable.

Don Fawson - Yeah, and I do too.

Brant Jones - I think he'll do it.

Don Fawson - So, let's do this, can we come to an agreement that once the proposal is written up and documented and it's acceptable that we can move ahead with the project?

Michelle Peot - Would you feel comfortable if we did a cost not to exceed cost XXX dollars? Does that make sense.

Doris McNally - The issue is the numbers have been moving so much. But, yes it would.

So here are some of the numbers: I know that Jones & DeMille is going to be about \$3,000.00, for their engineering plans? The two 6" flexible joints are going to be \$15,000.00. As for couplings, valves, pipe materials, Rocks & More expenses these are all unknown expenses.

And once again, I'm speaking as the Treasurer here. This is me trying to defend the shareholders money. The answer to your question Michelle is I'd love to do that, but I don't know what the numbers are going to be to set such a threshold.

Brant Jones – Don, what do you estimate the cost of the project to be then?

Don Fawson - Well, it depends. Riley said we don't need any gate valves as long as we have a gate valve after the Y on the West side of the creek, and we have one at the top of the hill, that can isolate the East side. Putting a 6" valve just past the T at the hydrant would be positive so that is if anything happened at the Creek Crossing we could isolate the line under the Creek and still use the hydrant. But that is something we can do later, and is not urgent or applicable to this project. (Mark actually needs to reconnect the line he cut for construction to begin. It is the perfect time to install a 6" surplus valve removed from the West Main Street project).

I told Riley, *the cost that Mark gave me on the flexible restraint*. And he said *that sounds really high*. So, he called around and he said no, it's high, but that's just what it is. So that's where I came up with the idea of the \$10,000 or \$11,000 or whatever it is. So, I don't think based on that, what kind of couplers do you need to connect the flexible restraints to our pipeline? (Mark's prices came from Scholzen's. Riley said his came from Mountainland).

Mark Osmer - I don't know. Scholzen's never sold any before.

Don Fawson - So we don't even know what the connecting ends are.

Doris McNally - So Don, I'll make it easy, and I actually just went into the office emails to see if Riley sent any quotations. He sent an email on 12/17 that states the 6" MJ restraints are \$7,500 each. He's saying \$7,500 in an e-mail that went to the office. So, if you do get two of them that's \$15,000, and you add the \$3,000 worth engineering work Jones & DeMille did, you are at \$18,000. Then he mentions a flange end @ \$522.00 assuming you need 2 of them so another \$1,000. So, we are up to \$19,000. Do we need to buy any pipe?

Don Fawson - There's no pipe. They should provide the pipe. Is that right, Mark?

Mark Osmer - Don't know

Doris McNally - So anyway, so if we add up basically what I see here in this e-mail we're dealing with at least \$19,000 without any kind of OOPS!. So maybe we should just say "costs not to exceed \$20,000." I just want some guard rails on this project's budget.

Don Fawson - I understand. I'll tell you, Doris, I'm not frustrated with you. I'm frustrated with this whole thing because I've been up there fighting with the FS. I've been fighting with Leon and trying to work with Riley on this and so forth and so on, and they are moving along, they are trying to get this thing done. And I don't want to spend any more money than we have to. I am really annoyed that we're even in this position, but...

Michelle Peot - And I also agree with Doris that we need better paperwork trails for everything because again, we are a nonprofit. We're subject to being audited. This is not our money. We need to have that trail.

Doris McNally - Well, especially if I try to work out this money is coming from either emergency funds, impact fees, or elsewhere.

Don Fawson - I'll go ahead and get that project proposal in.

Doris McNally - Thank you.

Don Fawson - I think the other frustration is that I've spent the last three days almost all day long trying to work through some of this stuff, it is pretty tiring.

Doris McNally - I know so, can I make a suggestion? This is what Jones & DeMille (Riley) should be doing, this is project management; they should be handling this, they're supposed to be documenting this stuff for us. And so, we need to push it back onto him and say you need to write up a full report.

Don Fawson - I agree.

Michelle Peot - Can somebody make an introduction, so I can start working with them on this as we discussed in the past.

Doris McNally - I already positioned when I talked to Riley last that you would be working with him to get project updates that can be shared with the entire board. He wants to meet with you Michelle. He actually said he thought that would be very helpful. Riley's actually a great guy. He just needs help.

Don Fawson - OK, let me kind of rephrase this then, if I could get a motion to move ahead with this project based on the fact that I complete a written proposal. That we put a maximum limit on this of \$20,000 and then allow us to move forward and get Mark with Riley, working with the Forest Service to get it completed.

Doris McNally - I'll make that motion. To proceed with the currently identified scope of the Oak Grove Bridge Project with the understanding that we will document the work being done with a project proposal and set a cost threshold of \$20,000.

Larry Bruley - I'll second that motion.

Don Fawson - All in favor. All responded with a yeah, motion passed. Thank you. OK. Then the other piece of that is Riley's fee for the project. So, I'd like to get approval for Riley's part in this for \$3,000.

Larry Bruley - I don't think we have a choice.

Michelle Peot - That's not in the \$20,000 threshold?

Doris McNally - It is because I calculated that in when we just did the numbers. So the \$3,000 is included into the \$20,000 proposal threshold.

	Don Fawson - OK, well, already done then.
VOTE	MOTION TO PROCEED WITH THE CURRENTLY IDENTIFIED SCOPE OF THE OAK GROVE BRIDGE PROJECT WITH THE UNDERSTANDING THAT WE WILL DOCUMENT THE WORK BEING DONE WITH A PROJECT PROPOSAL AND A COST THRESHOLD OF \$20,000: Doris McNally Second: Larry Bruley MOTION APPROVED: Unanimously
DISCUSSION	

TOPIC	SILVER EAGLE ESTATES DEVELOPMENT AGREEMENT
DISCUSSION	<p>Don Fawson – OK I have been working with Peter Gessel most of the afternoon on a couple of things. First is the Silver Eagle agreement. He sent back the latest iteration probably an hour ago. Basically, when he sent the first one, he was not aware that we were <u>not</u> doing all the off-site work but only doing a portion of the infrastructure work to allow the developers to connect to our system and give them high pressure water.</p> <p>Doris McNally – Don you mean the work to be done for Silver Eagle Estates, not the easement agreement, right?</p> <p>Don Fawson - Oh, I'm sorry, correct. We are doing some of the offsite work to prepare our infrastructure for Silver Eagle to be able to connect to our system, but we are not doing any offsite work beyond that. Peter had written the agreement as if we were doing all offsite infrastructure within our system and beyond. So, he and I discussed that, He went back and updated the agreement along with a couple of things that really didn't make sense within the agreement. It was almost like we will install; we will inspect; and then we will warrant; our own work on our own system for a year. Obviously, we are going to take responsibility for our own work on our system. Anyway, we omitted that from the agreement. So, he did send that out and I have looked through it and I feel personally comfortable with. I sent you all a copy of it so that you have a chance to look through it.</p> <p>Doris McNally – The additional clarity is good, and outlining the actual expenses rather than a quote, I'm fine with the changes. I'll make a motion to accept the changes to the SEE agreement and clarification.</p> <p>Michelle Peot – I'll second.</p> <p>Don Fawson – All in Favor. OK sounds like everyone one is OK with this and we can we get this sent to SEE?</p>

VOTE	MOTION TO ACCEPT THE SILVER EAGLE ESTATE AGREEMENT CLARIFICATION: Doris McNally SECOND: Michelle Peot MOTION APPROVED: Unanimously
	Doris McNally – With Layna’s absence at the moment, I will send the Agreement (Peter’s last version) out to SEE. I will make it to the attention of Johnny Hilfiker, (SEE’s Contractor), I’ll attach a copy of the diagram and cost estimate with it and call out to Johnny that he will need to identify a depository. I’ll cc everyone into this email.

TOPIC	LDWA / LWC AGREEMENT
DISCUSSION	<p>Don Fawson - So basically, one of the last things we've been trying to do to finalize the LDWA/LWC agreement is to determine when it's going to be best to use the LWC meter and when it's going to be best to use the USGS Readings. In other words, when that shift needs to take place. So, you LWC doesn't have to have their Meter in use all the time. Brant, we want your input on that. I did find some things out. I called the meter company that manufactures your meter, (Netafim Irrigation Model #10" WT-11, Serial Number 20-250000170) and I talked to their representative about the accuracy of the meter. They said that particular one has a +/- 2% accuracy. So, he said that should even at partial pipe flow.</p> <p>Also, Peter Gessler talked to the USGS supervisor, Nick Whittier. He's the one that came down and actually took us along when he and did the every 6 week recalibration up in the Leeds Creek Canyon. Peter said that in talking to Nick that the readings are accurate, very accurate, down to about 200 gallons a minute, which is around 1.4 cubic feet per second. It wasn't very much, but Brant I want you to take that information back to the LWC Board so that when we get this proposal from Peter that they can go through it and see what you feel comfortable with.</p> <p>Brant Jones - Take it back to the LWC?</p> <p>Don Fawson - Yeah, exactly.</p> <p>Brant Jones - Do you have the latest agreement information?</p> <p>Don Fawson - I don't, we were talking about it today and he is going to work on that and get it down to us. I don't know why this is taking forever, but it seems like it has been.</p> <p>Brant Jones - When we get the information, I will take it back to them and Liaison it.</p> <p>Don Fawson - If there are any concerns let us know, I just want to make sure it is as tight as we can get it to avoid any kind of confusion or future conflict..</p>

TOPIC	OAK GROVE SPRING MONITORING
DISCUSSION	Don Fawson – So we discussed the potential of Dan Brown taking on the task of monitoring the Spring periodically to record it’s level. So yesterday Mark & Dan went up to the springy. And what did you find?

Mark Osmer - It was flowing 163 gpm. So, it was down. We were up at 200 gpm and it was one inch below the pipe.

Don Fawson – OK. I thought that we had a device in there that we could measure the water height, but it didn't quite work out as we hoped?

Mark Osmer - No, it didn't work out.

Don Fawson – So do you have a plan then a way to be able to measure that.

Mark Osmer - Yeah. We're going to basically put a tape measure down to a certain point.

Don Fawson – OK.

Larry Bruley - I have a concern about that. There are some sanitary issues there. Every time you open that thing up it's a little bit of a concern, isn't it? Is there some reason why we can't just monitor the meter?

Don Fawson – So here's the problem with the meter, we have had pretty consistently 200 gpm flow, but the Spring water level has not been consistent. That is a real concern. We really need to have that data.

I think, Mark, previously when we had the locking baron the lid and you had to slide the heavy lid off the opening, it could damage the seal and possibly knock some material into the Spring. It was awkward and a problem. But you tell me, Mark, did you see anything that fell in there today?

Mark Osmer - No, just spider web problems and we discovered roots in the bottom of the Spring. (Roots are organic material and have the potential to contaminate the Spring).

Brant Jones - Is 200 gallons a gpm

Mark Osmer - No, It's about 240 gpm.

Brant Jones - So how much water is not going in the pipe now?

Mark Osmer - It is all going into the pipe.

Brant Jones - So, can we read the meter? The next question is if you want to keep it capped. If you just have another meter on what's going out the other side, then you add the two meters then that's what is in the Spring. Is there a way to add?

Mark Osmer - There's no water going in the Creek. It all goes down the pipe and we pump it together,

Brant Jones - What if there is 300 gpm and it doesn't all go in the pipe where does it go?

Mark Osmer - It has never been 300 gpm. The most it has ever been was just after Larry and I cleaned some of the trees out above the Spring and the pipe was flowing around 240 or 250 gpm, somewhere around there.

Don Fawson - But there's an assumption here and I am having a hard time believing that there is an Impervious dam in the Spring Box that captures everything that's coming out of that the Spring is producing. Because it would seem reasonable that if that were true as the flow to the Spring increased beyond the pipeline's capacity the Springbox would eventually fill up and overflow, which it hasn't and doesn't. If you look into the Spring there are boulders down in there and the water is probably going back around boulders once it gets past the intake pipe.

Mark Osmer - I'm sure this is a self-leading path. Yeah. So, we're not capturing it all, no.

Don Fawson - So the point here is what I'm trying to get at, is to see what's flowing down. One of the things that we keep saying is... well, it takes three years or whatever for the water to flow through the aquifer down to the Spring. We have no idea whether that's true or not. So, one of the things that we can look at is if in fact the water's down right now. Is that a result of this year? Or was this three years ago? Spring height data may help us make a better guess.

Mark Osmer - I've never measured it before.

Don Fawson - So that's my point. That's exactly my point without the measurements we have nothing to compare.

Larry Bruley - The other question is the roots. So, I know that when Mark and I went up there, we removed some trees the Spring volume went up. So, I wonder how much those roots get in and start filling those fissures up and start reducing the amount of flow coming through.

Mark Osmer - We almost need to take a few more trees out up north before it hits the Spring, because I think the roots are coming down that way.

Larry Bruley - Now we've done that twice, Mark. Where we have been in the Spring and pulled all the roots out.

Mark Osmer - There's more roots in there than what we can pull out.

Michelle Peot - I made a suggestion on Saturday when we met that we call the USGS Tech operations Guy, who's responsible for groundwater monitoring in the area. Could we maybe ask what the best way is to monitor that is? Because it's possible we might be able to get State money to put in a meter that could be measured remotely. Especially if we are trying to do collect data for a larger scale analysis, we should make sure we're measuring in the proper way.

Larry Bruley - Well, I had another idea. Mark, and that is your drawdown. So, your laser on your drawdown, you know how accurate it is. What are you using for drawdown measurements?

Mark Osmer - Oh, I'm using a Sonic thing that is accurate on the Wells.

Larry Bruley - So, how accurate is it, within inches?

Mark Osmer - Yeah, within inches.

Larry Bruley - So, is there some reason we can't put a hole in top of the lid?

Mark Osmer – When I do the Highlands well with the manual one second now and it's within a within a couple of inches of that. So, it's accurate.

Larry Bruley - And the laser might be the answer because I use it at the range for setting stuff and I can get it pretty accurate.

Mark Osmer – I don't know if when the laser light hits the water will it come back up or will it go through.

Don Fawson - You could try it and certainly take a tape measure and see if they coincide.

Michelle Peot - Can I add more additional contexts to my comment? So, in the Town Council or the work group meeting that was held, we had Zach Renstrom (Director WCWCD) on the phone. And so, I asked him about a follow up regarding his comments about doing a scalability study for Leeds and starting a water management plan. It was stated that the State person told him that they suggested that a technical report be prepared for the Leeds area and right now it's going to be the Conservancy District that's running that report. So, I would suggest that we measure water in the proper way so that we have data that can be all agreed to that we've measured it properly and accurately potentially as an input to this otherwise it is going to be done for us.

Don Fawson - Yeah, so, Michelle, if you wouldn't mind following through on that, I think that basically, Mark, you said you don't have data and we agree that there's a high likelihood that water is going around the Spring pipeline intake, and we keep saying that we don't know how long it takes for water to get down here and we find tree roots in there that have been growing since we last checked.

Mark Osmer – I checked the Spring every Year or whenever I go up there, but I don't actually measure it.

Don Fawson - Well, you haven't had time to be there since they started his project out here, right?

Mark Osmer – I've been doing this 14 years and roots have never been in there only the last couple of years roots have certainly come in.

Don Fawson - So even beyond that, my point is, and the reason I don't want to have you going up there is simply that you don't have time, you have too much to do. And nobody's saying anything negative about that, it is just that you don't have time. The other thing is, as far as opening the lid, now that you have hinges on there, it makes it a lot easier than it used to be much safer and much more sanitary. The fact that even though it has sat for as long as it has and there wasn't that much issue up there is a statement to that fact. The more often it's opened, the less stuff there will be.

I would suggest that we go ahead and have this measured on a weekly basis and be able to start trying to compare the amount of the level of the water with the gauge with the meter at the bottom to see if the two meters coincidence and allow us to see if we're losing anything.

But I would also like to check for roots so that we can go up and remove those.

And then I think it would also be good to take the USGS measurement just online and mark that here on that same day to see if that has any coincidence there.

And then it would be interesting to put down just generally what the weather's like. Have we been in a drought or whatever? And if we actually had any rain what the precipitation was?

Michelle Peot - If we have a measurement, I can pull the other data from online.

Mark Osmer - If Dan goes up every week he needs to measure the water height, take a reading on the top meter, take a reading on the bottom meter, then we have 3 points to compare with USGS.

Don Fawson – So, I just put together this form, let me pass it out. It's something for gathering data and if Michelle does part of that I think the data will be worth gathering. Even if part of that data was just once a month it would be something and maybe we can begin to see some trends as far as what's going on up there and hopefully even if the Conservancy's gathering data will be able to verify if that data is accurate.

Dan Brown - Question for the tree removal. Is there any procedure we have to follow for sanitary considerations?

Larry Bruley – Yes. I've done it a couple of times. You have to suit up because it's incredibly cold in there. Really it should be done in the summertime. You have to spray down with bleach because you have to sanitize yourself. It's not a fun job. I've done it and it made me sick the last time I did it because you got to get clean. We bring up tarps and lay them on the ground. We've got a bleach mixture in a bottle. I'll put on the suit and Mark will spray me down. We'll spray the top area and then you go down in there and the water is freezing. You'll come out with blue feet. Yeah, it is not a fun job.

Mark Osmer - You got to cut the water out for a little while. At some point we really need to make the access bigger because if anything happens to you down there it is hard to get out. (It should really be a two person job with a harness.)

Don Fawson - You just built his enthusiasm for that.

Michelle Peot - Actually, Dave Rhodes, do you have any experience by chance with Spring water level measurements or spring flow measurements?

Dave Rhodes - No.

Don Fawson - Well, so, can we come to any kind of an agreement on where we need to start with this? Are you OK, Dan with going up weekly and checking at least the level up there and maybe the meter?

Dan Brown - Yes, the only concern I would have would be inclement weather with the opening and closing of the Gate, even with a four-wheel drive if the weather is bad I don't think that would be safe.

Don Fawson - We don't want you to go up at any time that the weather turns negative to the point of you being unsafe. All right, Michelle, you said you'd be willing to do part of this.

Michelle Peot - Well, what I was saying is like for USGS gauge, we should pull the online data because then if we have numbers off they will say, why are your numbers off?

Don Fawson - That was my plan, just to go online and do you know the USGS site?

Michelle Peot – I'll work with Dan, and we will work something out.

Don Fawson - So if you can check that close to the same time because it fluctuates quite a bit in a day it will help us to compare. If you do the Date, Time, Spring level in inches, the Spring meter reading up top, if any roots - yes or no, Lower Spring meter. We are looking for consistency.

Michelle Peot - Ideally, we check everything the same time each time and get the USGS at the same time and compare the readings (the USGS are in 15-minute increments so we can compare the same times. We definitely should be measuring that is the whole purpose of doing the ground water management study.

Don Fawson - So, Mark, will you work with Dan, and Dan if this gets to be overwhelming and we need to spread it our further, you let us know. We don't want to create a problem for you.

b) OPERATION / FIELD REPORT

DISCUSSION	MEASUREMENT / TESTS
	<p>Mark Osmer - So I measured the Eldorado Well today. At the beginning of the year it was 93.6 inches down. Today was 92.8 inches, so it's really stayed about the same. The Highlands Well is still the same, 206 feet. We passed our BacT test this month.</p> <p>We've already discussed that we are working with Forestry on the Oak Grove Bridge. Actually, before they started, we dug down, disconnected that line completely from our system on the West side of the Creek and shut it off up in the PRV on the East side so if they did hit it, it wouldn't contaminate anything. We did that a couple of weeks before they even started.</p> <p>We sent off a nitrate sample this week. ChemTech Ford already emailed me, saying they have the sample, and we'll hear the results shortly.</p>
DISCUSSION	AIR VAC :: N. MAIN ST
	<p>Mark Osmer - We moved the air vac on North Main Street next to the Bakery because it was too close to the road and Udot wouldn't sign off on it. So, Landmark and I moved that and we concreted around it around the two valves up there. So, they are easily accessible there.</p>
DISCUSSION	FLUME INSTALLATIONS & METERS/ERTS
	<p>Mark Osmer - I connected a couple of FLUMES, including one to the Town Hall. So, they have a FLUME now. We had some meters leaking. Layna called me. So, I went out and did a few checks and to see where</p>

the people were using a lot of water, but I think they got a leak in the sprinkler system. It's not on our side, it's on their side, I think it's in their sprinkler system or in the house or something.

DISCUSSION **LANDMARK & EXTRA PARTS**

Mark Osmer - I worked with Steve Newby (Landmark) and returned the parts we could to Scholzens. So that is all done.

Larry Bruley - Were we able to take back the stuff with the damaged boxes to Ferguson's?

Mark Osmer – No.

Larry Bruley - Is it a by-product of Landmark not properly covering the stuff back up when they went through it.

Mark Osmer - Yes, basically. I don't know why we had so much stuff ordered. We have tons of stuff left over that has not been used, the boxes are damaged, and Ferguson will not take it back. Everything we got from Ferguson that they did take back they charged us a restocking fee.

Michelle Peot - Does the Engineering firm have to cover that if they ordered in error?

Mark Osmer - There are not just one or two items there is a lot. Landmark would take nuts and bolts out and then put them back in another and once the box was opened Ferguson wouldn't take it back. The Scholzen parts we couldn't return can be used in our system, but the Ferguson parts are Ductile iron, and it would be years before we could use it.

Don Fawson - How did we get Ductile iron?

Mark Osmer - Because they ran Ductile iron to the Fire hydrants.

c) OFFICE FINANCE REPORT

DISCUSSION **ANNOUNCEMENTS/BILLING/COMMUNICATION [Doris McNally]**


BILLING for November was completed/mailed December 1st.

NEWSDRIPS

November invoices included an article on our new volunteer members.

December invoices we have an announcement regarding our Annual Shareholder meeting. And for January's invoices we will be sending out a reminder notice regarding the Annual Shareholder meeting.

 <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>WELCOME NEW VOLUNTEER MEMBERS</p>	
	 <p>Michelle Peot Board Member</p> <p>Filling a recent position vacancy, and in compliance with LDWA ByLaws Article V - Officers and Their Duties, Section 6 - Vacancies, we are pleased to announce the appointment of Michelle to our Board.</p>	 <p>Dan Brown Cross Connection Control Program Officer/Administrator</p> <p>In compliance with LDWA ByLaws Article V - Officers and Their Duties, Section 4 - Special Appointments states, we are pleased to announce the addition of Dan as our Cross Connection Control Program Officer/Administrator.</p>



LDWA ANNUAL SHAREHOLDER MEETING
The Leeds Domestic Water Users Association (LDWA) Annual Meeting will be on Tuesday, February 4, 2025 at 7:00 PM. The meeting will be held at The Cosmopolitan Building, 1915 Wells Fargo Rd. in Silver Reef, UT 84746.

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.
- Regardless of the number of shares held, a Shareholder shall have only one vote. The affirmative vote of the majority of the shareholders represented at the meeting shall be the act of all shareholders. The vote upon any business before a meeting shall be by ballot. No proxy voting shall be allowed.
- Agenda items include - the election of three directors for two-year terms; the presentation of the annual financials and other reports.

JANUARY 2025

Need to contact the LDWA, it's simple.
Phone (435) 879-0278
Please leave a message, your call will be returned promptly.

Your message is immediately routed, and a LDWA representative will be in contact.

Email LDWAcorp@infowest.com



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FEBRUARY 2025

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Email LDWAcorp@infowest.com

DISCUSSION FINANCE :: PAYCLIX [Doris McNally]

PAYCLIX

In Nov. we had 95 shareholders pay their bills using this payment option. The total amount collected through PayClix was \$10,441.26. 54% paid via credit cards & 46% via eChecks. YTD we have collected \$87,696.04 through PayClix.

	Credit Cards		Electronic Checks		PayClix®	
	Count	Credit Cards	Count	eCHECK	Count	TOTAL
Jan-24	49	\$3,319.70	41	\$2,146.87	90	\$5,466.57
Feb-24	51	\$3,478.14	41	\$2,392.82	92	\$5,870.96
Mar-24	53	\$2,973.87	41	\$1,955.02	94	\$4,928.89
Apr-24	49	\$3,011.73	46	\$2,353.34	95	\$5,365.07
May-24	55	\$4,147.64	43	\$2,395.23	98	\$6,542.87
Jun-24	50	\$4,524.05	43	\$3,277.78	93	\$7,801.83
Jul-24	47	\$3,851.97	44	\$3,581.18	91	\$7,433.15
Aug-24	58	\$9,246.10	41	\$2,836.97	99	\$12,083.07
Sep-24	53	\$6,328.76	44	\$4,764.55	97	\$11,093.31
Oct-24	53	\$6,498.28	48	\$4,170.78	101	\$10,669.06
Nov-24	49	\$5,602.12	46	\$4,839.14	95	\$10,441.26
TOTAL	567	\$52,982.36	478	\$34,713.68	1045	\$87,696.04

FINANCE [For the Month of NOVEMBER 2024]

LDWA	TOTAL INCOME			TOTAL EXPENSE		
	ACCT	BALANCE	% to TOTAL	ACCT	BALANCE	% to TOTAL
	Ord. Ol:	\$30,297.69	93.5%	Ord. Field OE:	\$9,933.52	43.6%
	Other Ol:	\$2,113.48	6.5%	Ord. Admin OE:	\$1,588.25	7.0%
		\$32,411.17	100.0%	Professional OE:	\$2,157.00	9.5%
				Labor Expenses:	\$9,083.52	39.9%
					\$22,762.29	100.0%

FINANCE [For Year-to-Date 2024]


LDWA	TOTAL INCOME			TOTAL EXPENSE		
	ACCT	BALANCE	% to TOTAL	ACCT	BALANCE	% to TOTAL
	Ord. Ol:	\$323,575.45	90.9%	Ord. Field OE:	\$90,439.59	39.3%
	Other Ol:	\$32,227.89	9.1%	Ord. Admin OE:	\$21,208.46	9.2%
		\$355,803.34	100.0%	Professional OE:	\$21,456.50	9.3%
				Labor Expenses:	\$97,122.45	42.2%
					\$230,227.00	100.0%

The LDWA's Banking Accounts [as of 11/04/2024]

MOUNTAIN AMERICA CREDIT UNION	CHECKING ACCOUNTS			SAVINGS ACCOUNTS		
	ACCT	BALANCE	% to TOTAL	ACCT	BALANCE	% to TOTAL
	1 - Checking	\$79,524.42	35.1%	1 - Emergency Reserve	\$358,506.63	64.4%
	2 - Business Checking	\$147,216.08	64.9%	2 - #3F1892 BOND RSR	\$108,345.67	19.5%
		\$226,740.50	100.0%	3 - Impact Fee Fund	\$90,078.66	16.2%
					\$556,930.96	100.0%

VOTE MOTION TO APPROVE FINANCE REPORT AS SHARED: Doris McNally | SECOND: Brant Jones
MOTION APPROVED: Unanimously

d) ADMINISTRATION REPORT

DISCUSSION	2024 WORKERS' COMPENSATION FUND INSURANCE AUDIT [Doris McNally]
<p>Doris McNally - Jenifer Lefler (Bookkeeper) & Layna Larsen (Corporate Secretary) responded to a Workers' Compensation Fund (WCF Insurance) Audit we are required to complete.</p>	
<p>Requested Records:</p> <ul style="list-style-type: none">○ Payroll summary showing gross and overtime payroll by employee.○ Federal 941 forms corresponding as closely as possible to the policy period.○ Description of operations, employee duties, and the applicable workers' compensation code for each employee.○ Summary of payments to subcontractors, contract laborers, temporary laborers, day laborers○ Certificates of workers' compensation insurance or workers' compensation coverage waivers for all subcontractors including sole proprietors○ Profit & loss statement	
<p>Don Fawson - Is Krista covered under Workman's comp?</p>	
<p>Doris McNally - I believe she is as an employee, yes.</p>	
<p>Don Fawson - Could you verify?</p>	
<p>Doris McNally – Let me look again. Yes, she is. I would like to make a comment on that. I see one agreement that was signed with Krista identifying her responsibilities, but there was a document that was sent by the office that was her employment document that we do not have a copy of in the office records and I would like to have that copy in record. I've already talked to Layna about it. Don, is there a concern or issue?</p>	
<p>Don Fawson - Only if she gets hurt.</p>	
<p>Doris McNally – She is covered.</p>	

DISCUSSION	MISC. OUTSTANDING OFFICE MATTERS [Doris McNally]
<p>Doris McNally – We have a few outstanding office matters that it would be nice to resolve before the end of the year. We don't need to discuss the details tonight, but I would like to at least put them on the table to be addressed. 1) The 2 outstanding easement agreements 2) Outstanding work on hydrant at Silver Meadows Rd.</p>	
<p>Don Fawson –The issue on Silver Meadows road is that the hydrant when it was installed was crooked by Bundle. We told Gerry we'd come down and straighten that. And so, Mark, you have gone down a few times and talked to them about that, right?</p>	
<p>Mark Osmer - So I was going to try and get down there, but I don't know if I'll get down there this week or probably next, maybe beginning of next week and just do that. Looks like they are all finished.</p>	
<p>Don Fawson – But they kept putting you off, right?</p>	
<p>Mark Osmer - Yeah, they kept putting me off. I was ready to do it and they are like, oh, no, we're busy up here.</p>	
<p>Don Fawson – So anyway, Marks on top of that. The property owner owes us money for asphalt.</p>	
<p>Doris McNally – They may also owe money for the meter they rented.</p>	
<p>Don Fawson – So what was the bill on that? You have any idea?</p>	

Doris McNally – I don't have that in front of me right now. I'm sure Layna can offer that info when she's back in the office.

Don Fawson – But there is a daily charge, right?

Doris McNally – Yes, there is a daily charge.

Don Fawson – Do you remember what that is?

Doris McNally – I believe the refundable Security Deposit is \$1,750.00, and the meter rental is \$175.00 for the first day, then \$30.00 each additional day.

Don Fawson – Yeah, we talked about that it seemed pretty steep. As far as the Easements, we were waiting on a notary and that took a long time. I talked to Peter Gessel and sent to him what I thought we needed to have, and then he sent back what he felt we needed to have. So, I just got that probably 2 weeks ago. And I have not made contact with the Stoker's because I'm still wondering who is going to be the notary. Where would we have to meet and who do we need to coordinate that with?

Doris McNally – We have two options for a notary we have Jennifer Lefler, who's got her notary stamp close to four-months ago now, and we also have Michelle Rutherford, who's offered to make herself available.

Don Fawson – I will take care of the Stoker. Larry?

Larry Bruley - I have tried and the last time I caught him, it was after I talked to Michelle, and she said just bring him down here and it was within her hours. And I saw him at the post office, and I said, you know, we're still talking about this buddy. We still need to get this done. I Got it in my truck follow me down. And he says Oh no, it's going to have to be another day. Yeah, I haven't even seen him since then, and that's been a couple months.

e) OTHER REPORT

DISCUSSION | **Staff Reports** [Brant Jones]

Don Fawson – Brant, do you have anything to report on?

Brant Jones - No

Don Fawson – The only other thing I had was that talked to Riley today about the BLM and Forest Service permits where they were and to make sure that J&D has everything into those organizations that they needed to turn in. He said, J&D has submitted everything that they have been asked to submit, so, I don't know whether it's just a waiting game or what it is at this point. But I asked him, *you know, that archaeological study, when does that happen, does it happen before we get to do anything or after.* He said, "I don't know."

Larry Bruley - I would guess before.

DISCUSSION | **Staff Reports** [Michelle Peot]

Don Fawson - Michelle, did you have anything?

Michelle Peot - I brought this up last year, but I was wondering if we could add something to the website for interested candidates. (Michelle coughing asked Doris to continue...)

Doris McNally - Michelle was thinking that for the upcoming elections, if we wanted to post something about individuals who might be interested in joining or running for office. Michelle shared with me that she has seen that elsewhere and it might be helpful.

Don Fawson - Well that's fine. I am going to throw my hat in the ring again this year. I just really want to follow through on these projects, if the shareholders so choose.

Michelle Peot - Yeah, I was thinking that if people are interested, we have a little standard template they fill out and say, you know, kind of what their vision is for LDWA and their qualifications.

Don Fawson - Do you want to come up with something on that? Anybody have any concerns about that?

Michelle Peot - And we do have a potentially interested candidate who's my neighbor. Back there. Do you want to introduce yourself? Dave has a really interesting background that might be worth hearing about.

Dave Rhodes - I'm a civil engineer, retired. Got a lot of experience designing and constructing water distribution systems. Not a whole lot of Operation & Maintenance though, which is primarily what you guys do, but I would imagine there's ways I could help. You know, being on the Board doesn't matter to me either, but I live here in town. Like I said, I'm retired, I can go on an as needed basis. If you need help I would be more than willing to do whatever I can to help you guys. You know, I got a vested interest in the water just like everybody else. So, whatever works I am glad to help.

Don Fawson - We appreciate the fact that you have that interest and those skills.

Dave Rhodes - I have over 40 years' experience. I'm a licensed civil engineer, professional engineer. A lot of the projects I worked on were like billions of dollars. The scale, you know, not the smaller projects. But it sounds like you guys need help from time to time. Especially like with these big government entities. You know, I could talk to those people and be like the liaison or if you have design project needs. I can, coordinate and oversee the engineering company that does that. You know, there's probably a bunch of things. I'm not sure what you guys encounter on a day-to-day, but from the sounds of it, there are challenges.

Don Fawson - All right, great. Thank you.

IV. SHAREHOLDERS COMMENTS

DISCUSSION	COMMENTS
	<p><u>Don Fawson</u> - Ron, you know, after kind of going through a lot of these other things that we have been distracted with right now, we do need to get back to this whole thing with the Town and get that taken care of. And I know that you have suggested, and I think that you're right on, that we need to come up with our General Plan and then present it to the Town, and then you guys can help us work out the details. I think Doris has gone the extra mile and she has identified parcels here in Town based on the 2015 date and I think that's a great place to start. We also know that based on the ERC the state has come up with on their new formula it is a little bit tricky. We need to get Riley to finish up that Capacity Study, Doris, I don't know if there was anything that he needed from us that we haven't given him that you are aware of.</p>

Doris McNally – I resent to Riley all the details he needed. I had shared the info a while back but recently he reached out and asked me to resend it to him again. So that is done.

Don Fawson - OK. Was that recent?

Doris McNally – Yesterday.

Don Fawson - OK, great, hopefully there will be movement there then. Michelle, you've been talking about a groundwater management plan. Is that something the county does?

Michelle Peot - No. How that's done is, water rights holders can put pressure on the State to start one for their area and then the first step is to do the monitoring and then they sit down with all the stakeholders. Supposedly it's a painful process. They work out an agreement for how they will self-manage water and usually have an extended timeline of like 20 years, for example. If they cannot manage the water supply within those boundaries, then they start curtailing junior water rights.

Don Fawson - OK, I guess. The one concern I have is like Larry had with the UOSH, you know, we're going to just have them come down and review the UOSH stuff and then all of a sudden it became something much more demanding and possibly punitive.

Larry Bruley - Not something I expected, but yeah, I wondered the same thing when we first started talking about this. As we collect data, are there certain people that are actually going to be harmed by that? And I guess we won't know until we get there, but it was a curiosity of mine. That we are doing this work, we're collecting this data, and what we are really doing is shooting ourselves or our neighbor in the foot. So, I don't know.

Michelle Peot - Well, the alternative here is, if we don't push the State as a whole to do this, the Conservancy District is going to write a technical report. Who would you trust more? Scientists who have no vested interest or the Conservancy District. USGS does the monitoring, and they don't care. They are just putting the monitors in and collecting the data. I mean, I would rather have them do that than the Conservancy District.

Don Fawson - Can you get more information on that, Michelle?

Michelle Peot - Susan and I spoke to Nathan Moses, State Water Engineer, about the process, so I sent you all notes on how that works. It requires there's a threshold of X percentage of the water rights holders for the area. And it's kind of squishy here where the boundaries are defined? You know, like for Leeds and Sand Hollow, but we can say, OK, well, we've defined the Leads Area by this boundary by law. If we meet the threshold for that percentage of water rights holders that want to start that process, the State has to start it.

So basically, it would be LDWA and then depending on how LWC is organized, they would have a say, and then, there's people like Angell Springs. But the first step is just to start monitoring the groundwater. And then that next step. It's not like somebody comes in and tells you, oh, you can only have so many gallons. Nathan kind of was like, he sighed, because it's such a painful process because you have to get everybody to agree.

Larry Bruley - So, the percentages that are needed to force the State into this are not necessarily based on volume, but actually based on individuals?

Michelle Peot - He told me that in the past they have done it by volume. But I think the law actually says by a person with water right holders.

Larry Bruley - OK, so you are talking private wells, you get anybody within a certain distance here, even the little guy with a well is valuable to this.

Michelle Peot - They are a Stakeholders, yes. It's coming down the line and I'd rather that we all get a say and have it in a collaborative process than having it dictated to us or having somebody else hire a private engineering firm to say, what the capacity of the area is or who's using what. Which I think is what that technical report is based on from what I've seen in the past. Where the data is ultimately going is to the Division Water Rights. (DWR) The whole purpose of having a groundwater management plan is so the DWR isn't guessing about whether to approve a water rights diversion. They actually have data to know if I take water from here. What's going to happen over here? And we don't know that right now.

Brant Jones - The way that works now is that they go ahead and do it and then if it doesn't work then. You go to court and fight for your water.

VOTE	MOTION TO ACCEPT THE DATES FOR NEXT YEARS MEETINGS: Doris McNally SECOND: Brant Jones MOTION APPROVED: Unanimously
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Don Fawson - With that, I'll accept a motion to adjourn. Thanks, you all. Everybody Merry Christmas!

I. MOTION TO ADJOURN MEETING

VOTE	MOTION TO ADJOURN: Brant Jones SECOND: Larry Bruley MOTION APPROVED: Unanimously
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ADJOURNMENT: 8:22 PM

