



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.


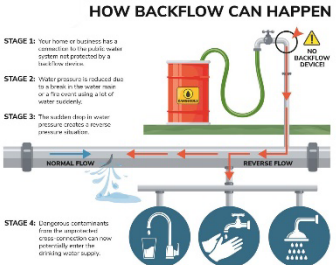
Mark Osmer - Yes, Larry was actually there when we first flowed water in that system and it was clean.

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 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-empts (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