



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 Artison, 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><u>Kurt Allen</u> - Layna, did the meeting postings get put up?</p> <p><u>Layna Larsen</u> - 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><u>Kurt Allen</u> - 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 changes 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 with the 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. I 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> <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="border: 1px solid black; padding: 5px; width: 30%;"> <p style="text-align: center;">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 style="text-align: center;">Email LDWAcorp@infowest.com</p> </div> <div style="width: 65%;"> <p style="text-align: center;">BACKFLOW PREVENTION TIPS</p> <div style="display: flex;"> <div style="flex: 1;"> <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 after use to remove any all foreign matter and outdoor. ✓ Hire 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. </div> <div style="flex: 1;"> <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 regulators to fertilize lawns and driveways with a backflow prevention device such as hose bib vacuum breaker. ✗ Create 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. </div> </div> <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</p> <p>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		
ACCT	BALANCE	% to TOTAL
Ord. OI:	\$20,728.23	91.4%
Other OI:	\$1,958.28	8.6%
	\$22,686.51	100.0%

TOTAL EXPENSE		
ACCT	BALANCE	% to TOTAL
Ord. Field OE:	\$18,740.12	65.0%
Ord. Admin OE:	\$1,275.15	4.4%
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		
ACCT	BALANCE	% to TOTAL
Ord. OI:	\$89,193.55	84.9%
Other OI:	\$15,843.70	15.1%
	\$105,037.25	100.0%

TOTAL EXPENSE		
ACCT	BALANCE	% to TOTAL
Ord. Field OE:	\$44,288.84	49.9%
Ord. Admin OE:	\$4,626.29	5.2%
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		
ACCT	BALANCE	% to TOTAL
1 - Checking	\$50,732.52	6.6%
2 - Business Checking	\$716,932.56	93.4%
	\$767,665.08	100.0%

SAVINGS ACCOUNTS		
ACCT	BALANCE	% to TOTAL
1 - Emergency Reserve	\$350,090.09	67.4%
2 - Loan SRF-3F1892	\$78,952.85	15.2%
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]

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 your 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