



MINUTES

DATE/TIME/LOCATION:	August 21, 2024	7:00 PM	Leeds Town Hall
TYPE OF MEETING:	Board of Directors Meeting		
NOTE TAKER:	Doris McNally		
ATTENDEES:	Board Members:	Don Fawson (P), Kurt Allen (VP), Doris McNally (T), Brant Jones (M), Larry Bruley (M)	
	Absent:	Layna Larsen (Corp Secretary)	
	Staff:	Mark Osmer (Field Operations Mgr)	
	Shareholders:	Terry Allen, Michelle Peot, Susan Savage, Ron Cundick	

Agenda Topics

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

CALL TO ORDER	Don Fawson - Appreciate everybody being here. We will start with a Roll Call on my left.
ROLL CALL	PRESENT: Larry Bruley, Brant Jones, Don Fawson, Kurt Allen, Doris McNally Don Fawson - I want to excuse Layna from tonight's meeting as she had other obligations.

II. PRAYER [Ron Cundick]

III. PLEDGE [Don Fawson]

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

DISCUSSION	<p>Don Fawson – To start off Doris can you let us know how tonight's agenda was shared.</p> <p>Doris McNally – As always, the agenda is posted on our LDWA website, inside the Leeds Post office on the cork board, outside at the Trading Post Community cork board and also on our office front door.</p> <p>Don Fawson – Thank you Doris. We'll go ahead and call for a motion to approve the consent agenda, and prior's month meeting minutes.</p>
CONCENT AGENDA	Consent agenda consist of the acknowledgment the meeting notice was posted. It is also a vote to accept this month's agenda and the previous month's minutes.
VOTE	MOTION TO APPROVE TONIGHTS MEETING AGENDA: Brant Jones SECOND: Kurt Allen MOTION APPROVED: Unanimously
VOTE	MOTION TO APPROVE PRIOR MEETING'S MINUTES: Brant Jones SECOND: Kurt Allen MOTION APPROVED: Unanimously

V. DECLARATION OF ABSTENTIONS OR CONFLICTS [Don Fawson]

DISCUSSION	DECLARATION OF ANY CONFLICT-OF-INTEREST
	Don Fawson – Any conflict of interest?
CONFLICT	Larry Bruley, Brant Jones, Don Fawson, Kurt Allen, Doris McNally – All stated “No conflict”

VI. OFFICERS REPORTS

a) PRESIDENTS REPORT [Don Fawson]

DISCUSSION	Town Work Session
	<p>Don Fawson – Last Wednesday, Town held a work session, and I just wanted to ask Doris to offer a quick summary of what was discussed.</p> <p>Doris McNally – As discussed at our July meeting with Ron Cundick, the Town had prepared a discussion paper presenting some thoughts about how they might work with the LDWA in supporting them in their delivery of retail water to the Silver Cliff (Ika Grapevine Wash) new development. There was a little confusion, unfortunately, because the Town’s published Agenda listed a discussion on the “Washington County Regional Water Agreement”, and not the potential working arrangement between the LDWA & the Town. In attendance from Town was Mayor Bill Hoster & Council Members Ron Cundick & Danielle Stirling (via phone). Zach Renstrom, Director WCWCD, was also in attendance. We used the opportunity to pose many of the questions we have regarding Town acting as a wholesaler of WCWCD water to the development of Silver Cliffs, and also corrected the misunderstanding that the LDWA & WCWCD water systems were somehow physically connected.</p> <p>We shared with the Council Members, in attendance, that we had been in contact with our attorney Peter Gessel and sent him a copy of the discussion paper prepared by Ron for his review and that we have working sessions in our calendar to hopefully offer a response if, and more importantly how, a formal agreement might work. So, until we have those discussions with our attorney...</p> <p>Actually, since Ron is here I have some questions for him, if he is comfortable answering.</p> <p>At our July meeting you had mentioned you had sent a copy of a new proposed draft Ordinance to Don. We all have seen the discussion paper but is there a draft Ordinance version you want to share.</p> <p>Ron Cundick – I have a draft but the discussion paper is better for us all to work from.</p> <p>Doris McNally – Understood, and agree this document is well done and starts us off from good place of understanding.</p> <p>Next question: It is my understanding that the original Regional Water Agreement was signed by Town in 2008, and that in 2019 the agreement had been revised. Most of the Towns that signed the original had re-signed the 2019 revised agreement, but Leeds Town had not? Do you know why Leeds had chosen not to?</p> <p>Ron Cundick – The Town had concerns about the financial impact of doing so, in relationship to past fees. If the Town had to pay any of those fees it would have been too costly. But Zach explained that we would not have to pay those fees.</p> <p>Doris McNally – So bottom line, I think we used the time productively to share information. I do think however there is much more sharing that is needed with all that is going on with Town’s efforts to comply with the Utah State Senate Bill SB 174, and understanding what impact changes in Zoning, and Land Use Ordinances will have on the density in the LDWA’s boundaries.</p> <p>I hope that impromptu meeting brief was OK, Don/Ron did I miss anything?</p> <p>Don Fawson - No, you did very well. I appreciate that. And I'm sorry I put you on the spot. The one thing I did come away from that discussion was that it was very very concrete, and Zach reiterated it at least three times,</p>

that as long as there was no physical connection between the two water systems the Regional Water Agreement had no impact on the LDWA. Mark, did we at one time have a physical connection?

Mark Osmer – Yes but it was there just in case of an emergency, (a T valve) and was never used.

Don Fawson – It sounds like that would be great in an emergency but even if we could connect, I think the pressure issues would be one that would not allow Silver Reef & El Dorado and the areas surrounding them to be served, due to the topography and elevation. Anyway, we hope and pray we never have such a situation. Zach also said that if such a connection became necessary they could make that connection in a day.

b) OPERATION / FIELD REPORT [Mark Osmer]

DISCUSSION

REPAIRS & MAINTENANCE

Mark Osmer - We passed our BacT test again this month. We pressure tested all our new 10" line going up through Town. I still have to flush from Center St. to Vista Ave, and do a BacT test there. Due to Landmark's delay on paving they did not want me to flush until they were done.

Landmark Construction has hit our 6' lines a few times. . . and we have had to repair it. We had another leak today which we had to do some work on.

We are currently pumping 100 gallons a minute to the LWC.

Kurt Allen – It's exciting that the pipeline project is coming to the end.

Mark Osmer – Yes

Don Fawson – So, when will Landmark finish the paving?

Mark Osmer – Monday.

LANDMARK:

Doris McNally – So as Mark has mentioned there have been a few situations where Landmark hit a pipe and Mark had to help them out by either pulling materials from our inventory, purchasing supplies from a vendor, or use his equipment to fix the situation. Layna and I have been keeping track of these situations and documenting what expenses we have had to incur. As the project comes to a close, we should review this with Landmark and work to get reimbursed for these expenses.

Don Fawson – Kurt what's been your experience when you close out projects?

Kurt Allen – Well, I want to commend Doris & Layna for keeping that tally and making this be a transparent and whole partnership with Landmark and the Conservancy. It's important. But it's also important that we don't take a hard line on this, and not beat each other up either. I think we need to approach this with a partner mindset and meet them in the middle.

PRV:

Don Fawson – Mark where are we at with WCWCD possibly donating their abandoned 6' PRV to install on our 10" pipeline at Main and Center Street?

Mark Osmer – We will have an answer hopefully on Friday. I spoke with Dave Jessep and Zach Renstrom about the potential of getting the PRV they are replacing for our use. Their Board is meeting on Friday, and they will have a decision about giving it to us. Zach seemed to feel this would be no problem, but we have to wait for their Board decision. (Follow up from Board decision they gave us the PRV)

Kurt Allen – Mark you have done a great job working with them, thank you.

c) **TREASURER'S REPORT** [Doris McNally]


DISCUSSION | **ANNOUNCEMENTS/BILLING/COMMUNICATION** [Doris McNally]

BILLING for JULY was completed/mailed AUG. 1st.

NEWSDRIPS

JULY Invoices included an article on Conservation.

As discussed at our last meeting to reduce lead in drinking water, EPA introduced the Lead and Copper Rule (LCR). All communities must comply by 10/16/2024.



LDWA News Drips

Need to contact the LDWA, it's simple.

Phone
(435) 879-0278

Please leave a message, your call will be returned promptly.

- To report an **EMERGENCY** water leak or a loss of water **PRESS 1**
- For a **BILLING INQUIRY**, **PRESS 2**
- For a **GENERAL INQUIRY**, **PRESS 3**


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

Email
LDWAcorp@infowest.com


WATER CONSERVATION

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


Outdoor Conservation Tips



SCAN ME




FLUME 2




SCAN ME

Indoor Conservation Tips



SCAN ME



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EPA LEAD & COPPER RULE

To reduce lead in drinking water, EPA introduced the Lead and Copper Rule (LCR). All communities must comply by 10/16/2024. The LCR include requirements for utilities to create and maintain an inventory of water service and provide public education about the presence and effects of lead in drinking water.

The LDWA is currently taking steps to comply with these reporting requirements. Our ability to supply the data required is aided by the current Board's proactive implementation of a web-based mapping system (ArcGIS) back in 2022.

Providing safe, quality drinking water to our community is a core mission to you our shareholders.

LEARN MORE SCAN QR CODE



SCAN ME

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DISCUSSION | **FINANCE** [Doris McNally]

PAYCLIX

In June we had 91 shareholders pay their bills using this payment option. The total amount collected through PayClix was \$7,433.15. 52% paid via credit cards & 48% via echecks. YTD we have collected \$43,409.34 through PayClix.

	Credit Cards		Electronic Checks		PayClix®	
	Count	Credit Cards	Count	eCHECK	Count	TOTAL
Jan-24	49	\$3,319.70	41	\$2,146.87	90	\$5,466.57
Feb-24	51	\$3,478.14	41	\$2,392.82	92	\$5,870.96
Mar-24	53	\$2,973.87	41	\$1,955.02	94	\$4,928.89
Apr-24	49	\$3,011.73	46	\$2,353.34	95	\$5,365.07
May-24	55	\$4,147.64	43	\$2,395.23	98	\$6,542.87
Jun-24	50	\$4,524.05	43	\$3,277.78	93	\$7,801.83
Jul-24	47	\$3,851.97	44	\$3,581.18	91	\$7,433.15
	354	\$25,307.10	299	\$18,102.24	653	\$43,409.34

FINANCE [For the Month of July 2024]



TOTAL INCOME			
ACCT	BALANCE	% to TOTAL	
Ord. OI:	\$38,416.47	94.9%	
Other OI:	\$2,052.49	5.1%	
	\$40,468.96	100.0%	

TOTAL EXPENSE			
ACCT	BALANCE	% to TOTAL	
Ord. Field OE:	\$648.62	4.6%	
Ord. Admin OE:	\$4,467.88	31.9%	
Professional OE:	\$356.00	2.5%	
Labor Expenses:	\$8,514.20	60.9%	
	\$13,986.70	100.0%	

FINANCE [For Year-to-Date 2024]



TOTAL INCOME			
ACCT	BALANCE	% to TOTAL	
Ord. OI:	\$177,633.59	89.3%	
Other OI:	\$21,316.90	10.7%	
	\$198,950.49	100.0%	

TOTAL EXPENSE			
ACCT	BALANCE	% to TOTAL	
Ord. Field OE:	\$62,723.70	40.1%	
Ord. Admin OE:	\$14,760.19	9.4%	
Professional OE:	\$17,530.50	11.2%	
Labor Expenses:	\$61,473.32	39.3%	
	\$156,487.71	100.0%	

The LDWA's Banking Accounts [as of 08/05/2024]



CHECKING ACCOUNTS			
ACCT	BALANCE	% to TOTAL	
1 - Checking	\$60,416.02	7.8%	
2 - Business Checking	\$716,932.56	92.2%	
	\$777,348.58	100.0%	

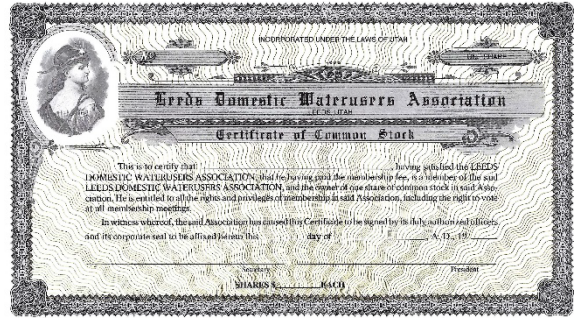
SAVINGS ACCOUNTS			
ACCT	BALANCE	% to TOTAL	
1 - Emergency Reserve	\$353,782.70	67.6%	
2 - Loan SRF-3F1892	\$79,475.40	15.2%	
3 - Impact Fee Fund	\$90,063.58	17.2%	
	\$523,321.68	100.0%	

VOTE	MOTION TO APPROVE FINANCE REPORT: Doris McNally SECOND: Kurt Allen MOTION APPROVED: Unanimously
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DISCUSSION | **OFFICE MATTERS** [Doris McNally]

PAPER CERTIFICATES

Frequently we receive inquiries about the paper LDWA Certificate of Common Stock that were issued prior to 2014. As people pass away and move from this community, they are coming across copies of past certificates that were given to shareholders.



In 2014, the issuing of Paper Certificates of Common Stock were discontinued and replaced by assignment of the Leeds Domestic Waterusers Association Shareholder Membership to the Washington County Tax Parcel ID # rather than the property owner’s name.

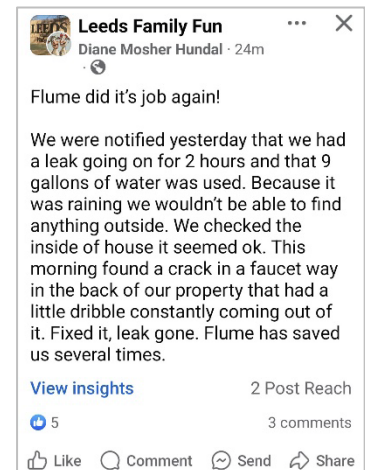
The tracking and accounting of the paper certificate was not dependable for the holders, and for the Association. Some holders believed the paper certificate represented a water right share that could be sold, which was never the case. The Association determined the most efficient verification procedure was to link the water share to the Tax Parcel Identification numbers officially recorded on the property deed with Washington County, Utah, thus eliminating the need to change the name each time a property changed ownership.

The certificates are a wonderful artifact of our Association’s history and currently have no inherent value, are not transferable, and do not represent any interest in water rights.

Here is a link to the page created: <https://ldwacorp.org/certificates/>

FLUME 2 :: SMART WATER DEVICE

Mark & I recently assisted a few more shareholders who purchased “FLUME 2” water monitoring systems with their installation. On the Town’s Social Media Facebook page, the FLUME device got a shout out from a shareholder. Apparently, they had a leak and the FLUME notified them of the leak before it got to be a bigger – costly problem. This is a relatively inexpensive smart watering device and as more shareholders learn about its use we hear more positive reviews.



d) BOARD MEMBER REPORTS

DISCUSSION | **LWC AGREEMENT** [Brant Jones]

Don Fawson - Thank you, Doris, appreciate that. Brant, any update on the LWC?

Brant Jones - I sent you that address you requested so just wanted to make sure you got that.

Don Fawson - OK great, I’ll check.

Brant Jones - And then just kind of a follow up on that on the situation as it has gotten really dry. It also added to the problems with the LDWA waterline breaks which caused the tanks water level to drop down. It made it difficult for us to get a handle on the metered water from LDWA. So, if we are trying to do the math that meter takes the well water plus whatever might be coming through the overflow, right? So that dropped it down. I

mean, it went down to like 30 gallons a minute when the tanks were low. Anyway Mark, we appreciate you working with us and if it would help to have us set up weekly meet to go check the meters we can do that.

I think most of the time, it's a problem when the Creek water's really low. When Fall starts, flows are up because people aren't using as much water. I'm sure that's what drove our users up to read the meters.

Don Fawson - So Mark tell me this. Where does the overflow line come in? Does it come in on the LWC side of our valve?

Mark Osmer - I can't remember now. I'd have to check.

Don Fawson - So my suggestion on that is that you make sure that the overflow is not activated. You wait and let the tank water level drop down a little bit. Then you set the gallons per minute on the bypass meter and then the overflow will just add extra to LWC if, in fact, the tank reaches overflow status.

Mark Osmer - This time of year the valves are closed, so I'm just setting the gallons, I crack that valve to where LWC thinks it is needed.

Kurt Allen – As for the Agreement I reviewed it this afternoon. It's wordy, but for future Boards that's trying to govern what needs to happen, I think it's very good and makes sense.

Doris McNally – I have not seen the version Don you just sent out a few hours ago. My only recommendation is that when I reviewed the last version with the document Peter had originally reviewed some sections had been altered or removed, and I would like to have Peter's input on what he felt those sections were initially included and why they did not make the cut. I also think in general we should always have our attorney review a document such as this, especially since it has been revised a few times.

Don Fawson - I don't have a problem with that. The only thing I hope is that we can do it before February.

Doris McNally – I think we can make his review easier if we clearly mark the areas that have changed from the last version he saw. So, once we get Tom's changes, if you get them to me I will mark it up for easier review by Peter and send it to him.

Don Fawson – OK, thanks. Field Report: Larry?

DISCUSSION	FIELD [Larry Bruley]
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UOSH

Larry Bruley – We can close this chapter on UOSH. As I shared before when Mark, Don and I attended last year's water conference we were told during a session that UOSH was offering a no obligation review of a water system's safety procedures. So, we initiated this "courtesy" review because we want to do things the right way. We wanted to get a "heads up" with what we were doing. We did the review and we purchased the protective equipment, did the training and got our program in place based on their templates. We shared our program with them and then they asked for more. The courtesy consultation had turned into what felt like a compliance audit. In a very firm way, I told the auditor I was not happy. It felt like we were lied to. "You guys didn't do what you said you were going to do." It doesn't matter at this point. We filed all the required documents and responses to their audit, so we are current and compliant. We have created a folder with everything in the office.

One of the things that came up during the "courtesy" audit was the equipment that we needed for confined space really needed to be more readily available. So, we purchased a small trailer that now is dedicated to all the confined space equipment Mark will need to conduct his inspections and repairs, and it worked out perfect. It's much smaller than our other trailers and does not take up the whole street, so it works beautifully.

The new trailer worked out good, and that led to another discussion regarding Mark's equipment. As we all know Mark stores a lot of his equipment & vehicles in and around our storage (cement) tank.

We discussed creating a lease agreement for Mark and we've done that. Working with Doris we put together an agreement. It's 8 pages long but covers all the important elements needed. We reviewed several template agreements ranging from 15 to 30+ pages and we ended up with what we feel is a document that protects not only the LDWA but also Mark's assets. Mark has reviewed the document and is in agreement with its content. In fact, he signed this copy and all that is now needed is for us to review and gain Board approval and Don your signature.

Brant Jones – Was a copy sent to our emails.

Larry Bruley – Doris can you send a copy to everyone?

Doris McNally – Yes, I'll do that now.

Don Fawson – OK, Kurt.

DISCUSSION

PROJECTS [Kurt Allen]

BLM

Kurt Allen - I wished I had some good news from the BLM and the Forest Service, but I don't. It was over a month ago that they sent out an e-mail to us saying that it'd be two weeks and we'd have two Indian Tribes responses back. We still haven't heard from them. It's gone a little silent. So, I really don't have a positive update for you. We're trying to stay in front of them. Trying to keep the pressure on them and hoping for a response soon.

VII. SHAREHOLDER COMMENTS

DISCUSSION

SHAREHOLDERS

DUE TO TECHNICAL ISSUES THE RECORDED AUDIO. THIS SECTION OF MEETING HAD TO BE SUMMARIZED FROM NOTES AS TRANSCRIPTION COULD NOT BE PULLED FROM RECORDING.

Susan Savage –

- Susan's family has been measuring the water level of their wells, and observed a drop. Other water rights holders in the area have reported springs drying up.
- WCWCD has been capturing surface water that would otherwise recharge the local aquifers.
- A groundwater management plan mandates a systematic approach to monitoring the local groundwater and requires examining the holistic impact for water diversion requests.
 - Despite the growing demand on the local aquifers and surface water, and difficulty in modeling our complex hydrology, there is no local groundwater management plan for our area.
- One of the DWR State Engineers, Eric Jones at the SLC office, stated that local water rights holders can petition the State to initiate a groundwater management plan for their area. Any data we can collect will support the petition, and can also be used for future water rights protests.
 - Eric suggested periodic measurements during and after irrigation season.
- Permission from local water rights holders to measure their well levels and spring output volumes would be required
- The LDWA Board approved that Susan and Michelle gain access to the LDWA data for trending, but final Board approval would be required before it is shared with the State Engineers.
 - It was also suggested that Susan and Michelle talk with local State Engineer, Nathan Moses Cedar City Office, about any negative impacts of a groundwater management plan.

VIII. MOTION TO ADJOURN MEETING

DISCUSSION	Don Fawson - Alright, I'll accept a motion to adjourn.
VOTE	MOTION TO ADJOURN: Brant Jones SECOND: Kurt Allen MOTION APPROVED: Unanimously

ADJOURNMENT: 8:03 PM



Layna Larsen | Corporate Secretary

Don Fawson | President