

Approved
August 11, 2016
as written

PINE MEADOW MUTUAL WATER COMPANY

BOARD OF TRUSTEES MEETING

THURSDAY, JUNE 9, 2016

SUMMIT COUNTY, UTAH

Board Members in Attendance: Eric Cylvick, Cal Cragun, Craig Gilliam, Tony Tyler – Board members. Bill George arrived later in the meeting.

Excused: Brody Blonquist, Trevor Townsend

Cal Cragun called the meeting to order at 6:45 p.m.

Approval of Minutes

MOTION: Cal Cragun made a motion to APPROVE the minutes of April 14, 2016 as written. Eric Cylvick seconded the motion.

VOTE: The motion passed unanimously.

Unpaid Bills

Eric Cylvick reviewed the unpaid bills. Allwest Communications and Catapultion were for the internet. KGC Associates was for Carol's services. Mountain States Supply was for the Tollgate Canyon pump. Pine Meadow Mutual Water Company was the escrow debt reserve fund for the loan. Select Health was the health insurance premium. Utah State Division of Finance was for the two loans. Verizon was for the cell phones.

MOTION: Eric Cylvick made a motion to pay the unpaid bills dated June 6, 2016. Tony Tyler seconded the motion.

VOTE: The motion passed unanimously.

Financials

The Board reviewed the profit and loss/budget versus actual. Mr. Cragun noted that they were 1% higher than last month and he expected an additional increase as quarterly assessments are being paid. Mr. Tyler noted that the metered water was

significantly higher than last month. Mr. Tyler thought the overall amount of uncollected water assessments was high for this time of year. Mr. Cylvick assumed that it might be because more people have set up monthly payments. Mr. Cragun stated that more people are paying with a credit card.

Mr. Cragun reported that Brighton Bank contacted him to ask how they were being treated and if there was anything more the Bank could do to service them. Mr. Cragun told them he wanted a higher interest rate.

Mr. Cylvick commented on the high cost of propane. They were also over budget on the telemetry system.

MOTION: Eric Cylvick moved to APPROVE the Profit and Loss/Budget versus Actual dated June 9, 2016. Tony Tyler seconded the motion.

VOTE: The motion passed unanimously.

The Board reviewed the balance sheet.

MOTION: Cal Cragun moved to APPROVE the Balance Sheet. Craig Gilliam seconded the motion.

VOTE: The motion passed unanimously.

Mr. Cylvick requested that the Board approve an expenditure of \$4,000 to pull and replace the pump in the Contact well.

MOTION: Eric Cylvick moved to APPROVE a \$4,000 allocation for Brody to hire a company to replace the pump in the Contact Well. Tony Tyler seconded the motion.

VOTE: The motion passed unanimously.

Manager's Report

Mr. Cylvick reported that replacing the pump on the Tollgate well was successful. The next project would be the Contact well.

Mr. Cylvick reported that the water supply was able to keep up during the Memorial Day weekend usage. They have not had to ask Mountain Regional for water. Mr. Cylvick was unsure of the amount of their banked water with Mountain Regional.

Mr. Cylvick would contact Eddie Armstrong about recording an MOU. Mr. Tyler thought it was a good idea to memorialize the agreement.

Mr. Cylvick did not believe there had been any major water breaks.

Mr. Cylvick asked if there had been any consideration given for a road down the front side. Mr. Tyler stated that he tried to contact someone regarding the land but he has had no response. Mr. Cylvick was under the impression that Pine Meadow owned the land. Mr. Tyler answered no.

Mr. Tyler reported on a conversation he had with Derrick Radke with Summit County Public Works about setting up a Special Service District for a loop at lower Tollgate Canyon, across Oil Well and Valley View and back up to Forest Meadow. It would fairly spread the obligation to everyone that owns property based on their tax assessment instead of using HOA dues to pay for it. Mr. Tyler believed it was a much fairer approach for everyone. From a practical perspective of maintaining it, they would create a special service district rather than taking it from HOA funds. Mr. Tyler stated that his primary concern is to get something set up for the long term and to have an actual plan in place with available funding.

Mr. Cylvick remarked that due to the increased usage on the road the width is becoming an issue. Mr. Tyler believed the HOA would slurry seal the road this year. The Board would outline road projects for this year at their next meeting. The Board talked about spots on Pine Meadow Drive that need to be fixed.

Mr. Cylvick asked if the HOA was considering keeping Arapaho open. Mr. Tyler thought it was successful and he assumed they would do it again next year.

The Board discussed the potential process for forming a Special Service District. Mr. Tyler believed most people would support it because it is based on everyone who has property in the Canyon and not just the Pine Meadow Ranch HOA. Currently, a lot of people benefit from the road without paying to maintain it. Mr. Cylvick questioned whether those people would vote in a favor of the Special Service District.

The Regular meeting of the Pine Meadow Mutual Water Company Board of Trustees adjourned at 7:02 p.m.

Pine Meadow Mutual Water Company
Monthly Board Meeting
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