

Cottonwood Mutual Water Company

Board of Directors Meeting Agenda

Tuesday, September 25, 2018; 5:30 PM

Board Members:	Brandon Love	District 1	2016	<i>Present</i>
	Robert McConnell	District 2	2016	<i>Present</i>
	Jim Collins	District 3	2018	<i>Present</i>
	Devin Miller	District 4	2018	<i>Absent</i>
	Doug Dingman	Member-at-Large	2018	<i>Present</i>

Staff Member:	Mike Johanson	President/Manager	<i>Present</i>
	Mona Wald	Office Manager/Secretary	<i>Present</i>

Visitors: *Mike Wasuita, Clint Wasuita, Kent Wilkerson (Cascade Civil), Joseph Nielson (CW Land Co.), Kathy Collins, Mark Wilkinson, Chris Bramhall*

1. President

a. Call meeting to order – *Meeting called to order at 5:45 PM*

b. Declaration of conflict(s) of interest

i. Review the definition of conflicts of interest

ii. Review what a conflict of interest is:

<https://ethicsunwrapped.utexas.edu/glossary/conflict-of-interest>

Chris Bramhall and Mike Johanson both presented on what a conflict of interest entails and the terms of the Conflicting Interest and Transaction Act. This discussion occurred after the public comment period.

Public Comment:

Mark Wilkinson inquired about the dam proposal and where the company intended to get the gravel, borrow, etc. He also enquired about the eminent domain/condemnation of the property. Cathy Collins inquired about participating in the discussion regarding the land purchase CMWC is seeking of 7.79 Acres and the letter sent by WFF regarding the land offer. Mrs. Collins mentioned the Wilkinson family are the only ones having water rights allowing for storage in the reservoir together with CMWC's storage of 50 acre feet of water. The Wilkinson family wanted to know why CMWC is interested in reconstructing the dam. Mike stated that there are safety concerns associated with the reservoir including not being able to operate the reservoir as designed due to family members constructing structures below the emergency spillway channel. In addition, this reservoir has been deemed "high hazard" on the state dam registry. Following the public comment period, Mike suggested they enter a work meeting since Chris Bramhall was present to discuss various issues.

2. Reports from president

a. Approve meeting minutes from September 4, 2018

Jim Collins made a motion to approve the minutes; seconded by Robert McConnell; all in favor

b. Approve share cancellations & re-issues

Robert McConnell mad a motion to approve the share cancellations and re-issues; seconded by Jime Collins; all in favor

c. State inspection of water tank

Mike reported the State has been out to inspect the water tank; awaiting operating permit from the State Division of Drinking Water.

d. Outcome of Public notice of CUP garage construction; Thursday, September 13, 2018

Garage construction CUP passed; arrangements have been made for garage construction.

3. Business of meeting

- a. Mike Wasuita requests cost sharing or pioneering agreement with water line install for Powder Horn Rd for providing water to a future home for his son
Mike Wasuita desired clarification on the water line needed to serve his son and asked the board to consider various options including cost sharing. The board agreed that the water line needed to come from Old Highway Rd and be installed into Powder Horn Rd. The board considered possible cost sharing options such as cost sharing 50/50; approaching adjoining neighbors to participate; establishing a pioneering agreement. Mike J. asked to reach out to neighbors regarding participating in the cost sharing arrangement.
- b. CW Land Company wishes to present to the board and have a discussion regarding servicing of the Parson Pit property and possible decision on obtaining a conditional Will-Serve
CW land representative, Joe Nielsen, asked the board if it is possible for CMWC to serve the Parson Pit property water. The board stated it is possible but CW Land would be responsible for providing source, storage and water rights to meet the demand their development would place on the culinary system. Options for storage were discussed including constructing a storage tank on the site of the 50K and 100K tank location. Board suggested they reach out to Rulon and participate in developing a well to meet their source demand.
- c. Discussion / Decision transferring \$10,000 together with \$10,000 from MGSWC into an account to pay for costs associated with district creation (i.e. attorney fees, notices, public meetings, etc.).
Mike reported that the process of researching district creation costs are starting to form and the thought is to create an entity which can address the costs associated with district creation. The thought is to have each entity, CMWC and MGSWC, deposit \$10,000 into this account to manage the costs associated with district creation. A motion was made by Robert McConnell to transfer \$10,000 into this account together with MGSWC; seconded by Brandon Love; all were in favor excluding Doug Dingman who needed to leave mid-discussion.
- d. Discussion & possible decision on acquiring ARC GIS to begin implementing a GIS system to track infrastructure locations, pipes, valves, etc. Having a GIS system will be helpful in preserving institutional knowledge gained from employees, contractors, engineers, etc. Estimated cost \$500 per year Platform currently considering after speaking to others including Franson Civil Engineering is esri ArcGIS Online:
<https://www.esri.com/en-us/arcgis/products/arcgis-online/overview>
Mike reported there is a lot of institutional knowledge that should be recorded for future employees, engineers, etc to have available in the future. Mike recommended the board approve the purchase of ARC GIS to begin tracking the institutional knowledge for a cost of \$500 per year. Brandon Love made a motion authorizing the purchase of the ARC GIS system for \$500 per year; Robert McConnell seconded the motion; all were in favor

4. Adjourn regular meeting and enter work meeting

- a. Reservoir land purchase and review of purchase documents and authorization to send

5. Board member questions/concerns

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Mike J. presented an idea of Dale Wood who has recommended compensating homeowners who are inconvenienced three times per year with allowing us to test the water within their homes. Dale's recommendation is to provide a free month's base water rate.

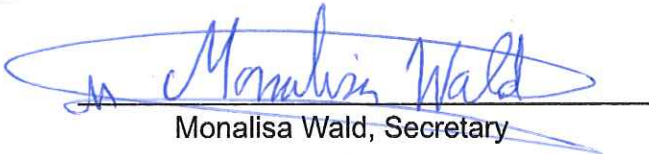
Mike also updated board on the Durbano lawsuit

6. Adjournment of meeting

Robert McConnell motioned to close the meeting; Brandon Love seconded the motion; all in favor; meeting adjourned 8:30 PM



Mike Johanson, President



Monalisa Wald, Secretary

Dec 18, 2018

Date Approved