

Cottonwood Mutual Water Company

Minutes of the Board of Directors Meeting

Wednesday, May 2, 2018

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

Visitors: *D'Lynn Poll, Morgan School District*

1. President

- a. Call meeting to order: *Mike called meeting to order at 5:35 PM*
- b. Evidence of Due Call of meeting: *Members present and noted they had been duly informed of the meeting*
- c. Announcement of a quorum present: *four of five board members present for a quorum*
- d. Declaration of conflict(s) of interest: *members present noted no conflicts of interest*

2. Reports from president

- a. Action items from previous meeting
 - i. Budget adjusted to reflect MOA rent payment and additional items added to capital facilities plan: *respective budget items adjusted*
 - ii. Appraisal of office was obtained; valued at \$346,000: *appraisal was obtained, discussion was had on various purchase scenarios. Mike to continue working with Rulon on final price and terms*
 - iii. Update on 1.0 million-gallon storage tank and wells: *Mike reported floor was poured and rebar work on walls progressing; tank walls will be poured in four separate pours*
 - iv. Offer to WFF on reservoir land purchase: *updated appraisal has been received for 7.79 acres; Mike has asked Chris Bramhall to draft offer to present to WFF*
 - v. Vehicle purchase vs lease and authorization to proceed: *discussion on fleet needs and lease vs purchase were discussed; giving car allowance also debated; board requested Mike to look into the various options discussed including determining average car allowance*
- b. Financial Report
 - i. Funds on hand: *Mike reported on funds on hand in A/R, A/P, Checking, money market, and capital accounts*
 - ii. Review of 1st quarter expenditures: *first quarter expenditures were reviewed together with April's expenditures; additional discussion was had on upcoming expenditures together with capital expenditures for office, WFF property, and truck*

3. Business of meeting

- a. Approval of prior meeting minutes: *March 6, 2018: Motion made by Doug Dingman to approve minutes; seconded by Brandon Love; All in favor*

- b. Approve share cancellations, issues and re-issues: *After a correction to the share cancellation and reissues a motion to approve was made by Doug Dingman; with a second by Robert McConnell; all were in favor*
- c. Morgan School District seeks a 20-ERU will-serve to connect the Mtn Green Middle School to the CMWC distribution system.
D'Lynn Poll representing the Morgan School District was in attendance to request a formal will-serve from Cottonwood Mutual Water Company. Mike provided a table showing outlining the requirements for connection which included the amounts of source, storage and water right needed. It also outlined additional requirements such as running a 10" water line from Old Highway Road to the middle school site to ensure the necessary fire flows. Robert McConnell made a motion to have Mike issue a will-serve to the Morgan County School District based upon the information on the connection requirement table; seconded by Devin Miller; all were in favor
- d. Discussion/decision regarding check valve repair on middle storage tanks
Mike reported that the check valves on the 250000 storage tank above the elementary school appear to not be working properly. Several of the water company's vendors and engineers have looked at the data provided by SCADA, Mike and Dale and feel the check valves are not operating as they should. Mike received bids from two contractors. The low bid was from CT Davis Excavating for \$8200.00. A motion was made by Robert authorizing Mike to contact CT Davis Excavating and accept bid to replace check valves for \$8200.00; seconded by Brandon Love; All were in favor
- e. Discussion/decision on bylaws and policies, rules and procedures
*Mike has been working with Chris Bramhall on modifications to the bylaws adopted on August 2013. These modifications include clarifications of assessments and collection of assessments; in addition, modifications were made to the election of board members which will allow for elections outside of the member meeting. Robert McConnell made a motion to adopt the changes to the bylaws as proposed by Chris Bramhall; Second by Doug Dingman; all were in favor.
Robert also made a motion to appoint Mike Johanson, President; Mona Wald, Secretary; and all board members as Vice-Presidents; seconded by Devin Miller; all were in favor*
- f. Discussion/decision on Doug Dingman participating in meeting with Rulon (developer) and Doug Durbano
Doug Durbano has contacted Rulon Gardner requesting capacity in the 1.0 million gallon tank under construction together with the necessary source to connect his new home to the CMWC system. Rulon Gardner has reported to Mike that he has told Doug Durbano he will need to seek a will-serve from CMWC. Rulon suggested that Doug Dingman attend a meeting with he and Doug Durbano and discuss the requirements for connection. Motion made by Robert McConnell that Doug Dingman attend this meeting but not agree or suggest any thing on behalf of CMWC. Seconded by Devin Miller; All in favor.

4. Public comment – *no public comment*

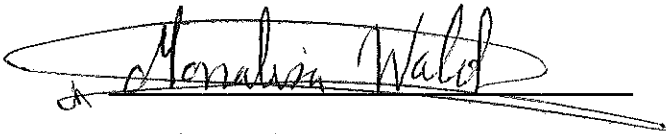
5. Adjournment of meeting – *motion made by Brandon Love; Seconded by Robert McConnell to dismiss the meeting; all in favor; meeting adjourned at 7:54 PM*

Optional Agenda Items:

1. Discussion of opening Silver Leaf Reservoir to recreation
Devin Miller requested the board discuss the opening of Silver Leaf Lake to recreation. Several of the board stated why the reservoir has remained closed to the public. Robert McConnell and Brandon Love were open to listening on proposals from the Cottonwoods MOA on how they planned on addressing parking concerns, access concerns, safety concerns, garbage pick-up, restroom facilities, operating agreements from adjoining landowners, etc. Doug Dingman was of the opinion it remain closed.
2. Consider modifying paid holiday schedule – *postponed since no time to discuss*



Mike Johanson, President



Monalisa Wald, Secretary



Date Approved