

Cottonwood Mutual Water Company

Board of Directors Meeting Minutes

Wednesday, February 11, 2026; 1:00 PM

Board Members:

Katie Perry	District 1	2025 – 2028	Vice-president	<i>Present</i>
John Merrett	District 2	2025 – 2028	President	<i>Present</i>
Chris Thomsen	District 3	2024 – 2027		
Cynthia Mattson	District 4	2024 – 2027	Treasurer	<i>Present</i>
Greg Watkins	M-at-L	2024 – 2027		

Staff:

Mike Johanson – Manager *Present*
Amber Rogers – Board secretary *Present*

Visitors:

Heidi Dorius

1. President
 - a. Call meeting to order *John Merrett called the meeting to order at 1:00pm*
 - b. Declare any conflicts of interest *None*
2. Approve meeting minutes of January 14, 2026
Katie Perry made the motion to approve, seconded by Cynthia Mattson, all were in favor.
3. Approve share issuance, cancellations and re-issues
Cynthia Mattson made the motion to approve, seconded by Katie Perry, all were in favor.
4. Public Comment
Heidi Dorius wants to know what the other developers must do to matter, they keep getting put off. Board apologized but said they needed to finalize the tank agreement before moving forward with anything else.
5. Manager's Report:
 - a. Initial response since announcing \$2.00 convenience fee for bills sent by mail
 - i. *Much better response to January bill cards, several people have already enrolled in paperless billing.*
 - b. Beehive Water Solutions scheduled to perform system wide leak detection March 9 – 13th
 - i. *This has been scheduled and we are anxious for the results in hopes to reduce our water loss.*
 - c. Rural Water Conference, February 23 – 26th (registration deadline February 14, 2026)
[Annual Conference 2026](https://www.kelmanonline.com/httpdocs/files/RWAU/annualconference2026/index.html)
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All board members are welcome to attend, must get registered ASAP.
6. Discussion / Decision regarding updated will-serve for five hangars being built by Buster Delmonte

John and Mike met with Buster Delmonte, advised we are working on an IFFP, will approve Will-serve with \$10,000 deposit to be reviewed after the company gets the results from the IFFP. Cynthia Mattson made the motion to approve sending letter to Buster, seconded by Katie Perry, all were in favor.

7. Report on meeting with Ty and Maryann with Durban Group (Ponderosa & Cottonwoods phase 8)

The board made the decision to send them an email with a Will-serve application.

8. No response from customer account 101140-01 (Sonon) since sending letter.

Previous communication with customer had been through email, did not receive a response so a letter was also mailed as a follow up.

9. Enter work meeting to discuss the rest of the agenda items.

10. Update on latest with Tank Agreement

11. Discuss meeting request scheduled for Monday, February 9, 2026 at 10:00 AM in CMWC office, identified as a: combination will-serve and Trappers Loop meeting – consolidate and enter a term sheet for water will-serve to date and work going forward.

12. Adjourn board meeting