

Cottonwood Mutual Water Company

Board of Directors Meeting Minutes

Wednesday, March 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		<i>Present</i>
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 1pm*
 - b. Declare any conflicts of interest *None*
2. Approve meeting minutes of February 11, 2026
Cynthia Mattson made the motion to approve, seconded by Katie Perry, 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 requested meeting agenda be posted on website ahead of board meetings so the public can decide whether they'd like to attend.
5. Manager's Report:
 - a. Report on meeting with Josh with Morgan County

John and Mike reported on the county process for approving development and how will-serves play into the process
 - b. Update on Beehive Water Solutions
Beehive Water started Monday March 9th listening for leaks, have already identified a couple. Will have full report by next board meeting.
 - c. Information gleaned from RWAU Conference regarding chlorinators and storage tanks
Talked to a company about cost of chlorination and best methods, got information about building a new water tank, took classes about funding, changes to lead and copper rule and new legislative bills coming up for vote.
6. Discussion / Decision regarding the creation of a new three-month CD account to deposit Capital Repair and Replacement Funds and deposit impact fee deposits into dedicated money market

Chris Thomsen made a motion that all money in the money market account be used to start a new CD and the money market would now be used for Impact Fees to keep them separate from other funds, seconded by Cynthia Mattson, all were in favor.

7. Discussion / Decision regarding using the Bill Pay feature of our checking account to pay bills rather than writing paper checks to the vendors. Transactions would still be recorded into QuickBooks with supporting documentation (invoices)

The board decided to leave this decision up to the staff. Staff reported to board that they will move forward with Bill Pay to cut costs of checks and postage.

8. Gardner Engineering asked if we would be interested in a shared license with their ARC GIS system. This shared license would be \$700.00 per year.

The board decided to leave this decision to the staff as well. Board wanted staff to be sure that CMWC owned the data on the GIS system. Staff feels transitioning to this GIS format will be better in the long run since all infrastructure data will be located in one spot.

9. Discussion / Decision approving Olympus Insurance proposal and authorizing payment of the premium of \$28,860.00

Cynthia Mattson made the motion to approve the insurance payment, seconded by Katie Perry, all were in favor

10. Report on CMWC's ability to offer Weber Basin Water leases at market rates

We are evaluating CMWC's ability to offer underutilized Weber Basin Contracts to potential future customers/shareholders; our attorney is checking into this for us. If this proves to be something we can do, a policy will be created in order to treat everyone the same.

11. Report on well development funding. Time to use funds, well costs from HWC, phone call with Jed McMillan

We are working toward developing a new well, will use the funding we received for the contamination removal. Still trying to identify a site.

12. Update on account 101140-01 (Sonen) (April 15, 2026 Deadline)

No changes since last board meeting, still making minimum payment and has not responded to email or letter sent.

13. Enter work meeting to discuss latest on Tank Agreement

14. Adjourned work meeting and continued board meeting.

15. Update on the latest Tank Agreement

Chris Thomsen made the motion to approve the Tank Agreement Version #10 as written and will be finalized when exhibits are completed and approved, seconded by Cynthia Mattson, all were in favor (Greg Watkins joined via phone to vote as well)

16. Adjourn board meeting