

CMWC Work Meeting - March 07, 2024

Attendees: Board Members: Mark Greenwood, Matt Bingham, Earlene Lee, Greg Watkins, Heidi Dorius
Office Staff: Mike Johanson, manager

Matt Johnson (online)

[VIEW RECORDING - 162 mins \(No highlights\)](#)

[Water infrastructure ownership @ 0:00](#)

The board discussed concerns over unclear ownership of the water tank and wells used to service the development. They agreed clarification was needed on what infrastructure Mountain Green Tank currently owns versus what has been sold to other entities like the church. Establishing clear ownership records was deemed important before signing any agreements.

[Tank storage credits @ 1:56:40](#)

With uncertainty around storage credits already allocated from the tank, the board discussed reconciling annual storage usage to ensure accurate tracking. They agreed any unused credits after 10 years would transfer to Mountain Green Tank upon infrastructure transfer.

[Membership share issuance @ 2:18:40](#)

Clarification was sought on whether phase owners could accumulate voting shares in the water company from developing multiple lots. The board concurred shares would only issue to residential owners, not developers, as stipulated in previous agreements.

[Water usage restrictions @ 2:20:55](#)

Differing views emerged on whether culinary water could be used for outdoor purposes like lawn irrigation. While some saw this as a revenue opportunity, others prioritized conserving treated water and establishing secondary irrigation. No resolution was found in scope of the agreement.

[Water rights and development costs @ 2:26:00](#)

The board added language specifying phase owners must obtain water rights and pay associated reimbursement fees and development costs. This ensured water provision responsibilities were clearly defined upfront in the agreement.

[Johnson well development timeline @ 2:35:33](#)

To address concerns over the idle Johnson well, the board agreed to add language requiring phase owners take reasonable steps to complete the well, obtain necessary certifications, and make infrastructure available for review within a defined period.