

**Cross Hollow Hills Water Users Association**  
Annual Meeting Minutes  
Saturday, April 25, 2015

**Attendees:** **Board Members:** Evan Turner, Vicki Meier, Joseph Kaufman, Steve Carroll  
**Excused:** Dennis Gray  
**Water Master:** George Mason, Mark Foster  
**Bookkeeper:** Brooke Tasker  
**Guest:** (According to Sign-In Sheet) Jack & Donna Serina, Chuck Hohos & Joanne Brattain, Bruce & Linda Thompson, Tom & Liz Biller, Tom Duengel, Bill & Maria O'Neil, Walt & Marilyn Kidwell, Ernie Lawrence, John Pierce, Eric & Ann Osgood, Wayne & Sheilah Reed, Linda Foster, Judy Turner, Doris Mason, Gary & Judy Schaad, Bruce & Ellen Janis, Paula Baldwin, Bob & Elverna Botts, Jim & Shirley Bruce, Neal & Marguerite Smith, Stuart & Gayle Horn, Lara Barrett, Jerry & Toni Hill, Cathy Hohn, Frank & Alice Maas

**Water Master Update:** (George Mason)

- Smaller tank was recently refurbished. We are hoping to refurbish the big tank this fall. Cross Hollows has 2 wells. Well #1 is not really producing water anymore. Well #2 is the newer well (put in in 2008) and is producing well. The water isn't dropping much on that particular well.
- Discussed water conservation. Water rates are there to promote conservation and keep the system operating at full potential. In the summer, we don't want to run the well more than 12 hours at a time because it needs the recovery time to operate at full potential.
- We had a few major water events in the past year. Tank #1 interior was sandblasted and recoated, holes were welded, a new side hatch installed, and new safety ladder installed. All water tests results for the year were within state guidelines except for one positive monthly bacteria sample.
- There are a few projects that are recommended for the upcoming year. The refurbishment of large tank, tentatively scheduled for fall 2015, will cost around 50K. Relocation of tank drain lines, tentatively scheduled for fall 2015, will cost around \$2,500.
- Other projects that should be done soon as well include replacing an old booster pump at a cost of \$4,000.
- George is retiring from the water master position. Mark Foster is the new water master. He is a retired civil engineer. Part of his work included working on water systems in San Diego for 10 years. He recently passed the certification test. Tom Biller will continue to stay on as Assistant Water Master.

**Secretary/Treasurer's Report:** (Vicki Meier)

- In 2014, income was 66K, cost of goods sold 41K, and other expenses at 14k resulting in the net income to 11K.
- Water fees are the largest portion of income followed by the operating/standby Fees.
- We are anticipating that the repairs & maintenance will be large in 2015 with the items discussed earlier that we plan on doing. Everything else repair wise seems evenly spaced. Meters are constantly being replaced on a few homes every month. Insurance and office are the largest expenses when looking at the expense breakout.
- At 12/31/14, total cash balance was 199K.

**Water Rates Review & Current Issues:** (Evan Turner)

- Water rates were changed last year to encourage conservation and keep the system running at the max possible. Water use response was minimal so far because it was made so late in the year. It may take more time to adjust. Water revenues were close to what was anticipated.
- Current Issues: Well #1 is currently not operable. We need to find an alternate water source. The next issue is that high system maintenance costs are draining the reserves (25k to repair small tank, 50K to repair big tank, 10-20K in the next two years to repaint tanks). Another issue is that the water table is dropping rapidly in south end of valley
- We have a few options to deal with these issues. Option 1) deepen well #1-We would have to dismantle the pump house and pull pipe- estimated cost \$75K to 100K with no guarantee that it will be successful. Option 2) drill another well-no guarantee that it would produce enough water, very expensive alternative 150K+. Option 3) raise water rates- the reserve balance could fall to 70K in 2016 without the rate increase. Option 4) hook into Conservancy District (CICWCD) system- requires some valving and electronics, estimated cost 60K. We would likely have to commit to a take or pay contract. Buying water would not raise our costs significantly. The CICWCD Board has approved us purchasing water from them if we decide to go this direction.
- In evaluating the options, it looks like the option of hooking into the CICWCD system would be beneficial cost-wise. The Board will continue to investigate the option of hooking into CICWCD system. It would require a negotiating contract but we would retain control over our water system. The Board is proposing to raise the minimum water rate back to \$35 per month which will be voted on after the question and answer period.
- A discussion was held regarding hooking into the CICWCD system. The CICWCD does test their water for bacteria every month. CHHWUA will continue to test our water every month like we always have. CHHWUA would still control our system and our billing if we were to hook into CICWCD. CICWCD would be the backup source of water we are required to have. Also, connecting to CICWCD is not related to annexation.
- A discussion was held on water conservation. CICWCD will do an assessment on your home to help you learn how to conserve water. A committee will be formed to investigate further ways to encourage conservation. Information will be distributed through newsletters.
- A discussion was held on the fire hydrants and the fire-fighting capacity that we have. The Fire Department came out and concluded that we are not a high-risk area. UtahFireWise has some great ideas on how to fire-proof your property.
- We would like to thank Doris Mason for the wonderful job in doing the newsletter. Marilyn Kidwell has agreed to help with the newsletter going forward. If you have any ideas, please contact her.
- We would also like to thank George Mason for being our Water Master for so many years. Thank you for all your hard work.
- Asked the association members present if anyone objected to raising the water rates back to \$35 per month. No one objected. Motion was made that water rates be changed to \$35 per month effective June 1. Motion seconded and approved. Asked the association members present if we should continue to pursue hooking into the Conservancy District as a backup water source. Almost everyone agreed on pursuing it and pursuing it aggressively agreeing that it makes sense to go with them.

#### Board Member/Architectural Control Committee Elections:

- There are two open board positions and two open architectural committee (ACC) positions open.
- Vicki Meier and Steve Carroll were both nominated and agreed to run again for the board member position.
- John Pierce and Linda Thompson agreed to run for the ACC positions.

- Since all open spots were filled and no others wished to run, there is no need for a vote and elections were closed.
- Meeting was then adjourned.