

High Valley Water Company
Meeting Minutes for August 26th, 2025

Board Members Present: Scott Houston, Geneo Young, Dave Maurer, Bob Martin, Meghan Newsome

Staff Members Present: Andy Oyler, Justin Rametta

Sunrise Engineering: Derek Johnson (phone) and Earth Services: Nate Dutta (phone)

Meeting Opened at 7:01PM by Justin Rametta

Nate Dutta started off the meeting with a recap of work completed to date. They have completed the main line install on Mountainview and have 3 crews currently working to install the new service laterals. This week they expect to get past Jim Daley's house and start prepping for asphalt to come behind them.

They've got 2 crews on Snowview now. One crew is digging the main line while the other crew is backfilling and compacting behind them. They've also encountered some hard rock spots on Snowview.

On Silver Sage they are still fighting solid rock and existing utilities. They have almost 1000 LF of pipe installed on Silver Sage so far. They plan to start doing BT and pressure tests on the bottom section and install laterals similarly to the process used on Mountainview.

Derek then chimed in with an update that a pay application was submitted on Monday for the board to consider. This will be the second pay application of the year and is drawing for the trench backfill on Mountainview Dr and the pipe installed on Silver Sage.

GeneO asked Derek to discuss the issues with the new service lateral installation methods and quantities. He explained that most of the laterals were budgeted in our contract to be installed using a directional drilling or boring technique. However due to the amount of solid rock on Silver Sage and Mountainview, the boring companies are unable to do so. They are now trying to pull the new service laterals through the ground where the existing laterals exist, but that method may not work for all of them. So the last resort would be to cut a trench across the road and dig them in conventionally. However this creates additional expense, especially with asphalt repair, that will result in an additional change order cost to the project. Earth Services is still working to find the most cost effective solution to tackle each lateral to help keep the overall costs down.

At this point Nate and Derek left the meeting.

Meeting Minutes from July 22nd 2025 were read and approved.

Financial Statements from July 2025 we also reviewed and approved.

Andy gave an update that things have been very busy the past month. There have been a lot of leaks and line breaks from the construction progress that have required his attention. He also explained a situation that occurred a couple weeks ago where Mike Bermes who lives at 6105 Silver Sage called him in a panic demanding the use of a fire hydrant to fill his pool that was having a bunch of work done on it. Andy explained that we needed to schedule this type of thing in advance and that the line servicing that fire hydrant was off as a result of the construction work taking place down the street from him. Mike then convinced Andy to let him use his own hydrant meter and turned the water on to the hydrant. At some point that water being on blew out a fitting on the end of the pipe being remodeled down the street and flooded their hole and caused a major delay and problem for the construction crew. Then to

make matters worse, the following day Mike or one of his guys tried to shut off the fire hydrant and stripped the nut on the top so it wouldn't shut off. It then ran for a long time until they could get the foot valve turned off. Once the hydrant was turned off it then had to be re-built. Andy is going to be invoicing High Valley for this problem and suggested we submit that to Mike Bermes for reimbursement. We also may see an invoice coming from Earth Services for the problems that created with their crew in the open trench that got flooded.

Justin then asked the board if they were comfortable signing the latest pay application, which they decided to do.

Justin explained that he drew a bunch of water samples last month from our well and had them tested at Chemtech Ford to satisfy our annual state requirements. Lead and Copper were also sampled from 10 private homes. All the results came in well below the guidelines for safe drinking water so there was nothing that was concerning 😊

We then opened up the meeting for guests to speak. We first heard from Diane Bode who was requesting overuse forgiveness for a bunch of leaks in her automatic sprinkler system. She explained her situation and brought invoices to show how much she's paid in repair costs. We then heard from Curt Herning who was in a very similar situation. He brought photos to document his breaks and the repairs he made to his sprinkler system. The board discussed and agreed to issue our standard 30% usage forgiveness but to issue it for 2 months, for both Diane and Curt.

We then discussed again the idea of adding registration with EyeOnWater as a requirement for full leak forgiveness. That will need to be formalized by the board and a notification email sent out to the neighborhood announcing the change in our policy before it gets implemented.

Justin explained that Joseph Cordery from 6490 Mountainview recently needed his main line flushed out and PRV replaced due to a bunch of dirt getting past the meter and into his service line. Andy confirmed that was a direct result of a line break a couple weeks ago as a part of the construction work in front of his house. His new PRV cost him \$590. The board agreed to issue an account credit for that.

Angie Wilson from 173 Countryside was at the meeting representing the interest of Natalie Ramsdell from 217 Countryside. Justin had posted a shutoff notice a week ago on the Ramsdell property which immediately sparked a response from the guy living there who is helping to remodel the property with Angie. She came to the meeting to ask if she could start paying the monthly water fees in order to keep the water on, but work on a longer term solution to pay off the \$8,500 balance that has accumulated over the past few years of non-payment. She then asked about how to go about selling one of the two water shares on this property in hopes that the proceeds from that sale could be used to pay off the debt owed to the water company as well as back taxes to Summit County, etc. GeneO suggested that we approve her request to move forward with paying the bill monthly to keep the water on. He then asked Angie to contact Weber Basin to ask them how much this share would be worth and see if they had any advice on how to sell or transfer its ownership. The board agreed that if she could find a buyer for that share we would be happy to work with our lawyer to draft the needed legal documents to do so.

Justin explained to the board that the DDW had recently granted us 100% financial assistance to hire Sunrise Engineering for our asset management plan. This is a value of \$94,600 😊

Andy Garland from Mountain Regional has not yet made a counteroffer on our new rate agreement. He did however reach out recently to explain that the pump for Atkinson Well #2 has failed, the well is now

completely out of service and Mt Regional is working on obtaining a repair or replacement quote. The assumption is that based on our shared ownership, High Valley will be asked to share in this expense.

Justin updated on the quiet title action progress. The default certificate has been signed so we are now waiting for the Summit County judge to sign the judgment so we can then file with the title company.

Bea and Verizon's attorney have been in contact with updates on the progress of the title action.

Meeting adjourned at 8:03

Next monthly board meeting is September 23rd, 2025