

High Valley Water Company
Meeting Minutes for February 24th, 2026

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

Staff Members Present: ~~Andy Oyer~~, Justin Rametta

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

Meeting Opened at 7:02PM by Justin Rametta

We opened the meeting with Derek and the board reviewing the most recent Change Order from Earth Services. The change order request was broken down into 5 different sections all totaling \$104,449.67. We went page by page and reviewed the extra work tickets from Siri Contracting. We understood and accepted the majority of the extras but there were two big areas that we did not feel comfortable accepting and wanted to discuss further with Earth Services. Those were the items related to additional cost to excavate in close proximity to the electrical service line on Snowview and the "Snowview Millings".

With regards to the extra cost to work around the power lines on Snowview, the board's position is that if this was going to cost so much more, why were we not informed of the additional expense at the time and/or given the opportunity to evaluate possible alternatives like shifting the trench further into the road to get separation from the electrical line. We don't think it's fair to get such a large bill after the fact when little to no discussion was had about additional costs needed at the time.

And with regards to the Snowview Millings extra, GeneO mentioned he and Roper had a conversation recently about their recollection of events involving the T-Patch to full depth change on Snowview. Roper said the T-Patch was going well and looking good for the first day but then their machine broke, they spent the next 2 days trying to fix it, and when they couldn't repair the machine, asked Roper for permission to just eliminate the T-patch and proceed with a full depth cut. He approved at the time, but nobody told us they were going to charge us for the time spent milling a T-Patch and then changing course.

After a brief discussion the board decided they'd like to ask for a credit of at least \$30k off this change order because of the lack of communication and approval of these extra costs beforehand. We'd be willing to approve and accept a revised change order in the range of \$75,000 without additional discussion. However, if Earth Services would like to argue their case for the full \$105k then we will need to schedule an additional meeting to discuss.

We then discussed Sunrise Engineering's Amendment #3 to the Owner-Engineer Agreement which is estimated to cost an additional \$132,100 for the 2026 construction season's construction management services. Like previous years, High Valley and Sunrise expect Earth Services to cover the additional cost for Sunrise's amendment. The board explained to Derek that formal acceptance of this expense coming out of Earth Services end will also be a requirement before High Valley signs the next change order. Scott then signed the Sunrise Amendment to get the paperwork in order on Sunrise's end.

At this point Derek hung up and left the meeting.

Meeting Minutes from January 27th 2026 were read and approved.

Financial Statements from January 2026 were also reviewed and approved.

Dave asked if GeneO has been compensated in any way for his time in managing and being intimately involved in the Earth Services project for the past couple of years to which the answer was no.

Justin explained that we had approved Mountain Regional's 5% increase last month. We then discussed again how much it costs to have our shares active with Summit Water. Paying \$2,400 per month to simply have shares activated is a ton of money. GeneO suggested looking into deactivating those shares if concurrency would allow for it. Justin will bring this up with Bea and see what our options are. We would also need to confirm Mountain Regional will allow us to draw as much water as we need from them as our primary source and use our own well as our secondary source.

Justin explained that our attorneys are working through the process of trying to assign our name to our properties but without a parcel ID number to associate with it hasn't been possible with the recorder's office. They are now working with the assessor's office to get new ID numbers assigned to our parcels first. Bea offered to contact the County attorney to get him involved to help the other departments work through the logistics of what we need done.

Bea has made contact with Verizon's attorney to keep her updated that we are still working on things.

GeneO's board member term is up for renewal this year. He is willing to run for another term so Justin will put that out the neighborhood in an email soon to announce the annual meeting next month.

GeneO brought up the fact that there is additional cleanup and shoulder work needing done on Snowview next summer. He is seeing multiple spots where road base was left on properties instead of being removed and landscaping repaired. There are spots where the grade is too high next to the road so water doesn't properly drain away from the road as it should. There is also too much road base left without top soil on the laydown yard on Highland drive. That needs to be scraped down further and top soil introduced so that the land will re-vegetate properly.

Bob brought up the fact that the space between the road and bike path on Highland drive also still needs to be re-graded and re-vegetated properly. This was brought up all last year and kept being ignored so will need to get taken care of next summer prior to close out of the project.

Meeting adjourned at 8:15

Next monthly board meeting is March 24th, 2026