

High Valley Water Company
Meeting Minutes for July 22nd, 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 7:02PM by Justin Rametta

Nate Dutta started off the meeting with a recap of work completed to date. He said that they are approximately 200LF away from completing the pipe install at the top of Mountainview. They passed the BT and pressure tests on the lower section of Mountainview and therefore started installing laterals at the bottom earlier in the week. He's got surveyors and utility markers laying out Snowview right now in hopes that the guys at the top of Mountainview can mobilize and start Snowview later next week.

On Silver Sage they are still fighting solid rock and existing utilities. They have approximately 650-700 LF of pipe installed on Silver Sage so far. They hope to hit the 1000 foot marker on Silver Sage by the end of the month which would be the point where they could start doing BT and pressure tests on the bottom section and install laterals similarly to the process used on Mountainview.

Nate said they started repairing drainage culverts and driveways last week with the hopes to finish that remediation work by the end of August.

Derek then chimed in with an update that a pay application was submitted earlier today for the board to consider. This will be the first pay application of the year and is drawing for about 1500LF of pipe installed on Mountainview Dr.

Derek then mentioned that so far to date things have been going great and we've all been really happy. Unfortunately today they've identified some issues and discrepancies with the backfill compaction testing that's been done so far which calls into question the validity of the tests received so far. Derek spent some time with GeneO, Nate and a couple reps from CMT to try and figure out what has been going on. They are still trying to get to the bottom of these issues and are waiting for the roadbase supplier and testing lab to produce new proctors to validate some of the existing results.

At this point Nate and Derek left the meeting.

Meeting Minutes from June 17th 2025 were read and approved.

Financial Statements from June 2025 we also reviewed and approved.

Andy gave an update that things have been going great. He has not started his cross connection inventory yet, but plans to start soon. He also mentioned that at some point after the existing service line on Mountainview has been abandoned that we will need to abandon the old valves on the opposite side of Highland drive because they are still connected to our 8" main and shouldn't be left that way. This will likely involve another large hole and some asphalt repair on the north side of Highland dr. This will also need to occur across the street from Snowview, and at the north end of Countryside Circle.

Justin then presented to the board a letter from John Langford requesting usage forgiveness assistance for a leak in his sprinkler supply valve causing a very large bill for June. The board decided to grant him forgiveness. We then discussed our leak repair forgiveness policy in general and considered making

some changes to that policy to include needing to be subscribed for EyeOnWater in order to receive full forgiveness. This would provide incentive for the end users to take advantage of the smart meter technology that we have installed which makes identification and prevention of such a large leak easier to stop quickly avoiding us having to eat the water purchase expense.

Justin explained to the board that the Ramsdell property has accumulated a balance from both his accounts of \$8,300 over the past few years of not paying. We decided it was time to start the shutoff process to see if it sparks a response from anyone potentially living there. Not having the meter on will also avoid anyone using or losing water we still have to pay for while they aren't paying their bill.

Andy mentioned to the board that Diane Bode would like to purchase her own hydrant meter so she can draw water from the north side of Highland Drive to water her horses on that property. The board unanimously agreed that was a bad idea.

Justin told the board he had asked Heather at DDW for an update on our application for assistance with our asset management plan 5 days ago but hasn't heard back yet.

Justin explained that Bea has had a follow up conversation with Andy Garland of Mt Regional. He admitted that the 357% increase all at once was unreasonable and asked what our counteroffer would be. The board decided to counter with a 30% increase effective immediately followed up with 0% for the next 2 years and 10% per year for the following 10 years.

Megan explained to the board that she has been in touch with a state rep about assistance with our PFAS testing that is due in 2027. They have agreed to provide assistance to our company and will be sending her sampling bottles in August. She would also like to do a TDS sample at the same time to start the process of creating a blending plan to see if we can utilize our own well water more.

Justin mentioned he had received a cooler of sample bottles from Chemtech Ford earlier in the day to start sampling for Lead and Copper. Would like each of the board members to perform a test and will reach out to a few other people in the neighborhood for the rest. Need 10 total.

Justin updated on the quiet title action progress. The notification was published for 4 weeks and nobody contested. We are now waiting for the courthouse to schedule our hearing to approve the request.

Leslie asked if there was any news from the person who was complaining about the antennas on our tank site. Justin replied no, but reminded the group that once our name was on title we would need to get UBB and Wicked Fast to get those permits in place.

GeneO asked Andy and Justin if someone had contacted us asking for permission to access their backyard for some landscaping work via the driveway at the pump house. Justin explained that Greg Little from 779 Silver Sage did reach out asking if he could remove the pile of gravel at the bottom of his property immediately at the end of our driveway. GeneO said that explains the tire track marks he saw.

GeneO then made the suggestion that our well and tank sites get some sort of barrier installed like a gate to prevent people from easily accessing our infrastructure. Meghan then explained that Park City's well heads were located in surprisingly public places.

GeneO reported to the group that Earth Services and Siri had asked him for permission to bury a lateral line on Mountainview at 4'6" deep due to solid rock below the existing line that has been at that height. GeneO consulted with Andy and both agreed that it would be acceptable for at least this location but would not want to make that a blanket permission across the board. He then proposed that if the line is

only at 4'6" instead of 5' then they should also wrap the pipe with insulation to give it a little extra frost protection to be safe.

Justin explained that in the weekly progress meeting earlier in the day there was some concern as to whether or not boring in laterals was going to be feasible through the solid rock on Mountainview. Earth Services is thinking that the difficulty and expense of using a bore machine would be less than just digging a trench. GeneO wanted to make them try what was in the contract first before immediately going a different route.

GeneO then explained to the board that he has spent the past couple of days on site with the construction crews, mostly on Silver Sage, monitoring what was going on. He saw many things taking place that made him call into question the ability to obtain the proper compaction ratings needed with the techniques being used. He believes they are putting in too big of lifts, not enough water, and aren't compacting it enough or using the correct tools.

GeneO explained that he had spent a lot of time interacting with the CMT employees performing the compaction tests and asking questions they were unwilling or able to answer. The lead tester, Les, came out and made the comment that the wrong proctor data may have been used in the testing machine. For how long or how many tests is still undetermined. GeneO feels like Gabe from Sunrise has really not been doing his job and should have been able to catch this mistake. GeneO has been reminding Gabe for months that he needs to focus his attention on the importance of proper testing and compaction documentation. At this point all of the backfill and compaction testing in all of the work installed this season is in danger of being wrong.

Meeting adjourned at 9:00 as Basin Rec was closing for the night

Next monthly board meeting is August 26th, 2025