

High Valley Water Company
Meeting Minutes for October 22nd, 2024

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

Staff Members Present: Andy Oyler, Justin Rametta

Sunrise Engineering: Derek Johnson (via phone) and Earth Services: ~~Marc Cornelius~~

Meeting Opened at 7:01 PM by Justin Rametta

Meeting Minutes from September 24th 2024 were read and approved.

Financial Statements from September 2024 we also reviewed and approved.

We started the meeting by discussing the fact that GeneO, Bob and Justin walked the project site with Summit County, Earth Services and Sunrise Engineering earlier in the day to review the punch list of items that still needs to be completed this year before Summit County will sign off on their roads being restored correctly. Derek gave GeneO and Justin some bad news after the meeting with Earth Services and Summit County. He mentioned that when evaluating the most recent pay application from Earth Services he found that we have already used the entire allotment for road base that was included in the contract, but we are only halfway done with the project. This is a mistake in the contract that was made when adjusting the asphalt quantities down in Change Order #1 (before the project started). We are estimated to be approximately 3,800 tons of road base short in our contract which is \$148,200 in value.

We then discussed the fact that in the past couple of weeks Earth Services fired our project superintendent, Shane Bunker, along with more of the guys that were on his crew. Marc has taken over the completion of the work this season instead of Shane.

Justin then called Derek and got him on speaker phone. Tried to call Marc also, but he didn't answer.

Derek reiterated to the board what happened with the road base quantities being messed up in the contract. He apologized for the mistake. Scott and Dave both pressed Derek on whether or not there were going to be additional surprises or quantities messed up, but Derek said he has double checked everything again and doesn't think there is anything else missing. He hopes that there is a little buffer in the estimated values to complete the project that may come in under budget and be able to offset some of the extra road base cost, but we won't know until we get further along with the work. It was decided to wait and see how things go next year before asking to borrow any additional money.

We discussed again the next pay application from Earth Services. This is for the paving on Countryside, PRVs and some additional completed work but does not include the pavement for Highland Dr. The total of this pay application is \$348,009.30 to Earth Services and \$69,244.00 to Sunrise Engineering. Justin and Meghan both signed the pay application "B sheets".

Derek gave an update that the Lead and Copper inventory was submitted but we are still waiting on the State to approve the affidavit from Andy before we can fully submit and certify as non-lead. He hopes to have that confirmation back within the next 30 days.

Derek then hung up.

Andy mentioned that he got another 28 cellular transponders installed last month. He hopes to get more installed next month and promised to work on them even into the winter.

Justin explained to the board that he has been working on some additional items requested by the DDW as conditions of our additional funding approval. They asked us to increase the value of our fidelity bond by \$15,000 as well as update the value of our water shares that are being used as collateral to secure the debt for the project loan.

Our attorney Bea has started working with Verizon's attorney to get a contract put together for the tank site lease. Justin and Bea walked the site today to review where they intend to build a new structure to contain the support equipment for the antennas on the tank. Bea wanted to understand the intent and location better to help us navigate the permitting and approvals process with Verizon and Summit County.

We discussed a recent request from Kathy Mears to post a sign on her property about no motorized vehicles. She thinks there was an easement granted to High Valley years ago and a part of that agreement was that we were supposed to post a sign about no motorized vehicle traffic off the road. Justin was not able to find any such easement in Karen's old filing cabinet and the rest of the board didn't know anything about it.

Next monthly board meeting is on November 26th, 2024

Meeting adjourned at 8:35