

High Valley Water Company
Meeting Minutes for September 23rd, 2025

Board Members Present: Scott Houston, ~~Gene 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

Nate Dutta started off the meeting with a recap of work completed to date. Recently they got all the lateral services connected and asphalt paving completed on Mountainview. They are now working to clean up the landscaping and repair driveways for the next week or two.

On Snowview there are two crews working from each end going to meet in the middle. They have approx 1500LF of the 2400ft section completed. They have a bacteria test for the first section off Highland Dr being taken tomorrow. They hope to pass that and pressure so they can start connecting laterals and pave behind them.

Silver Sage trench work is completed for the year, they are working to finish the last remaining 10 or so service laterals on the bottom section. They will then plan to pave that road on Oct 6th.

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

Derek then brought up the fact that Mathew Heremes from his office will be spearheading the creation of our asset management plan. We need to schedule a kick off meeting to review the details of our system and give Sunrise the information needed to start building the plan. Justin will discuss with the board when a good time to meet would be and get back to Sunrise to get it scheduled.

At this point Nate and Derek left the meeting.

Meeting Minutes from August 26th 2025 were read and approved.

Financial Statements from August 2025 were also reviewed and approved.

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

Justin explained that he had recently opened another CD with Chase for \$100k at 3.9% for 5 months.

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.

Justin met with Andy just before the meeting and gave him a list of 15 or so homes with transponders that are not communicating properly. Those meters are mostly on Mountainview where the contractors hooking up the new service laterals are disconnecting the hardware and not plugging it back together properly. Andy promised to go through that list in the next week to get them ready for month end reads.

We then opened up the meeting for guests to speak. Alan Hoeksema was in attendance to discuss a problem he had in June and July with a leak in his irrigation system. He has since repaired the issue and plans to email some documentation to Justin. The board discussed and agreed to issue our standard 30% usage forgiveness, but to issue it for both months. We also discussed the EyeOnWater software and Alan suggested putting a link to that registration on our website. Justin thought that was a great idea and promised to do so.

We then discussed again the idea of adding registration with EyeOnWater as a requirement for full leak forgiveness. That tied into a conversation about implementing some new delinquency charges to try and dissuade people from going months without paying their water bill. Justin explained that he has had a lot of issues with people ignoring his requests for payment and has recently spoken to the manager of Special Service District 3's water company who said delinquency accounts went way down after they implemented a \$25/mo finance charge for accounts past due for multiple months. That type of delinquency schedule will need to be drafted and formally adopted by the board with a notification email sent out to the neighborhood announcing the change in our policy before it gets implemented. We also discussed spending the money to print and mail paper copies of this announcement when the time comes to implement the change.

Patricia Kelly then asked about our 30% water loss for last month. Justin explained that most of that loss had to do with line breaks during the past month of construction work. There were multiple pipes his and flooded trenches that spilled out water that was unaccounted for. The idea is that we will likely see another month of high water loss but then it should go back down to single digits in the winter when the construction is paused.

Meeting adjourned at 7:50

Next monthly board meeting is October 28th, 2025