

Diamond Valley Acres Water Company

1618 West Diamond Valley Drive
Saint George, UT. 84770

DVAWC Meeting February 8, 2023

The Diamond Valley Acres Water Company Board meeting
began at 7:00pm Community Center

Board Members:

President:	Rene Fleming
Vice President:	Bart Taylor
Voting Officer:	Nate Brinkerhoff
Voting Officer:	Fred Davies
Voting Officer:	James Adair

Officers:

Business Manager/Bookkeeper:	Maegan Belmont
Physical Facilities Manager:	John Cazier
Meter Technician:	Statton Cazier

Draw Down Reports:

Topaz: Static 130 feet
Whittaker: 127 feet
Alger: Offline

Residents attending: Jenny Fairey,

Not in Attendance: Maegan Belmont

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Prayer: Dave Miller

I: Call to Order : Rene Fleming

II Citizen Comments: None

III. Business:

A. Review and approve previous meeting minutes:

MOTION TO APPROVE minutes of last meeting and annual meeting by BART, second by Fred.

B. New board questions/comments

Dave—No questions, has been on the board before.

C. Bills and Expenses

i. Snow and Neilson— little higher because they charged more for attending annual meeting and extra copies for financial statements and preparation of those statements. Dave asked what accounting services are and he also does FICA, Payroll, QB, and Kurt audits Maegan's QuickBooks entries.

ii. Badger meter—first invoice received for meters. We have 3 months of the bills because they were sending them to the wrong address, and all are at \$3/ meter read instead of .95 cents. They would like bill paid immediately because it is late. Maegan proposed we don't pay \$16,000 for the meters until they correct the billing issue and credit us back the overpayment. Board members opted to reduce the Hydro Specialties bill by \$2x to the correct amount but pay Badger Meter as invoiced. Rene' requested email verification that Badger would credit the required amount.

iii. Scholzen Products—\$45 for pressure gauges per John. There will be a few more things coming in.

iv. Mike Hymas for extra stuff he did. Take care of park/community building area, mailboxes, and all water board properties.

v. Rene has profit and loss for October, November, December 2022.

D. Rural water rates study should be done by the end of the week.

E. Items related to Water Company Operations—John Cazier to discuss with the board.

i. New Meters- Got 48 meters since last time and 30 installed. There have been some customers who complained they didn't know their water was going to be turned off despite the meter change being relatively fast. John says it will take longer if he goes to the door because people will have questions. If the meter is spinning, walk away and come back later or if Luke wants to he can opt to knock on the door and talk to the residents about shutting off their water.

ii. Topaz II well, pipes are sticking out the wall, we have power but need Shane to come back once the VFP is installed. Hopefully on track to be operational by the end of March. First pumped water will be pumped to the concrete tank then pumped to waste because you

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don't want that first bit going in the line. All communications will go in the new building then we will discuss what we want to do with the old building. It has a lot of mice in it.

iii. Sanitary survey discussion. If a house does not meet the requirement, there needs to be an application submitted for an extension/exception to the rule. They need to agree the water company can inspect the booster pump and full disclosure before they sell it.

iv. Bid to move the hydrant at Paulis/Davis old house 8291 N Diamond Valley Dr. That hydrant has a 4" lateral off 6" line so it doesn't flow the correct rate and the next hydrant is down by Andersons. The distance between the 2 hydrants is 1600 ft the new code is 500 ft. If we take a hydrant and move 540 ft that puts it at the North corner of Agate. Since that hydrant is small, it needs to be replaced but don't think we need a new meter setter box. The google image showed the box was on the north corner but it was an older picture and the dirt there has been moved a lot so it may not be there. John put a bid schedule together, it itemizes each part of the process so it shows how things are measured and what each line item costs. Includes asphalt patching and road base, does not include compaction tests. The valves that shut these sections off are really far apart but it would be easiest to just go down the road and dig a trench and fix the connections all in one sitting. We could pay a surveyor to come and shoot the point but we don't have a rover so would have to have them come up again. Better to use the main as our point of reference and save the money.

V. Attorney Water Policy—Historically the only way people could get the water was to go and buy a share from someone else, they would transfer it in. Then the water company would be responsible for getting the meter, putting in the infrastructure, and providing the water. The board decided the water company would create a share that would be available to share ONLY to dry lots. We currently have enough shares to serve all the currently platted lots. The discussion today involves how much to charge people transferring their water rights. The number on the attorney document is one they got from us in one of our documents, it's not data based. Is \$10,800 the number we want to charge for an unplatted lot, if they are bringing their own water right? We thought about tying the number to the impact fee and putting in the policy that the owners have to do all the research so we don't have to do anything. They can apply for the change app, and the state will automatically contact us and we allow it to move into our point of diversion. The reason we got so involved in the past was basically a misunderstanding that required so much effort on our part. The policy now clarifies the applicant has to do all the research. So next month, hopefully the impact fee study will be here and we can discuss what we want the multiplier to be. Recommend at least 3x the impact fee but open for discussion.

Vi. Water meter policy—Every connection must be metered. No exceptions. Even connections that don't actually pay for their water, we need to know who is using the water. We need to research and see if all our connections have a meter on it and find out where else we are serving water that doesn't have a meter. Eventually we will get legislation of allowable water loss percentage of water that's not metered.

Bart: Every pump we have is supposed to pump to waste. Is that supposed to be metered too?

John: I guess technically that would be classified as water loss.

Vii. Discussion to explore a water exchange agreement to sell our excess water. We could potentially sell our excess at the same rate they get their water from the Water

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Conservancy District. If we want to sell it at the rate the district gets, we would have to produce it. Pros- It would create redundancy in our system. Cons- once we commit to an agreed amount,

we have to produce that; once given/shared, it's hard to relinquish the exclusive control we currently have.

Viii. John was contacted about the possibility of renting the ^{Vector MA} Vector by Brookside. John told them he was not sure but wanted to know what the board's thoughts were. Needs to have a fee for the machine, min \$100/hr. Plus operator and Personal truck. Concern expressed perhaps the machine hasn't been added to our insurance yet and we would want to make sure that had happened before entertaining the possibility of renting to anyone. The Vector should be insured by an inland marine policy. Another concern expressed involved whether the tow vehicle has enough insurance to cover any accidents. Also need to contact insurance to see if our liability covers contracting work.

MOTION by Dave to table discussion on renting Vector. Second- Fred

E. Discussion of John and Maegan's Employment job duties. They get a base rate then if they do things outside their job description, they get an hourly rate. May need to have a discussion about what to pay a laborer because the current rate is 6 yrs old. Job descriptions will be forwarded to Dave as a new board member.

MOTION TO ADJOURN by Nate, second by Bart.

Next Board Meeting March 2, 2023 @ 7:00 pm

Signatures

Rene Fleming - President



Bart Taylor - Vice President



Nate Brinkerhoff - Voting member



Fred Davies - Voting member



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David Miller– Voting member


