

SMSSD Board Meeting  
Minutes  
22130 North 11750 East  
Fairview, UT 84629  
July 13<sup>th</sup>, 2019

Meeting call to order 10:10am

Welcome and Facilitator: Craig Godwin

Attendance:

Craig Godwin

Gene Nielson

Jeff Dymock

Don Hunter

Layne Lundstrom

Water Superintendent: Roy Fox

Certified Water Operator: Jeremy Fox

Craig Godwin called meeting to order and welcomed all. This meeting is posted on the Utah State Site as well as the SMSSD website and here at the Clubhouse and meets all the requirements of the State.

1. First item of business is to swear in two new members to Board. Introductions were done as well as swearing in the new members Layne Lundstrom and Don Hunter.

Each of you bring qualifications for this board to help with issues and things that impact the resort. Glad everyone is here and happy we have fulfilled the responsibilities to the County Commission with a full board.

2. Since there are five positions on the Board, we need to divide up the responsibilities and to define the roles.
  - Chairman
  - Vice Chairman
  - Secretary
  - Treasurer
  - Liaison to the HOA

Craig Godwin has been serving as the Chairman and Roy is the water master/superintendent and Gene Nielson has been serving as the Liaison between SMR and SMSSD.

Craig Godwin to continue to serve as the Chairman

Motion to approve Craig Godwin to remain as Chairman of the Board: Layne Lundstrom

Second by: Gene Nielson

Board approval: 100%

Don Hunter to hold the position as Vice Chairman

Motion made to approve Don Hunter to the Vice Chairman position: Layne Lundstrom

Second by: Gene Nielson

Board approval: 100%

One of the responsibilities for the Vice Chairman is records management on a state level and in that position, there is a need to certify that we're in compliance with the State requirements for record keeping. The records certification will take some commitment and can be done online. The test takes a while to complete but is open book and recertification occurs annually. Will also need to respond to Grama requests. (Policy is already in place for Grama requests). Also need to take over for the Chairman if needed.

Jeff Dymock to hold the position on the Board as Secretary (Position to take minutes, publish and post whenever there is a meeting).

Motion to approve Jeff Dymock as secretary: Layne Lundstrom

Second by Don Hunter

Board approval: 100%

Layne Lundstrom to serve as Treasurer

Motion to approve Layne Lundstrom as Treasurer: Craig Godwin

Second by: Gene Nielson

Board approval: 100%

Roy Fox will take this information to the County and will update the names and the positions. The County has been supportive and trying to get up to 3 people serving in one area and not be in violation to the bylaws.

3. Meeting minutes – May 2019 meeting on page 2 the information should say **Board cannot have more than 3 members serving simultaneously from one area**. Anything else you want to change or add? Roy will update and post the minutes on the website.

Motion to approve the minutes as read with the one exception as notated above: Gene Nielson

Second by: Jeff Dymock

Board Approval: 100%

4. Financials – presented by Roy

- Special American Fork Checking 021 balance at end of the month: Balance \$4,199.13

Two big expenditures:

1) Pesticides and minerals tests on all three wells (split up so it wasn't big expense all at once) (\$3,000 bill paid to Timp. Labs our testing company for water tests);

2) Upcoming expense will be the power outage at the Clubhouse Well that Mt. Pleasant backed out on claiming no responsibility on the outage. As a result, the damage was for \$6,000. Board decided it would be worth surfacing this issue with the attorney. Roy will follow-up with the attorney to share the facts to see if we have any recourse of action to take.

- Express Bill Pay Account end of month balance: \$26,662.04
- Money Market 111 \$ 3,908.93
- Money Market 108 \$86,787.79  
(used to repay Bond and on track to make payment in Fall - approx. \$143,000 every Oct. for the water system on the full-time area)

Any questions on financials?

Motion to accept and approve the financials as presented: Gene Nielson

Second: Don Hunter

Board approval: 100%

5. No public/customers today

6. Additional Water Updates (Roy)

- Maintenance issues – In addition to the Clubhouse Well, the Chlorinator is down. Trying to get the parts for repair and have had problems with the Boosters.
- Flushing of fire hydrants in Section C has been completed.
- Some interest has been raised in hooking up the secondary water irrigation off the golf course. Need to relook at the price of setting meters for the irrigation water. Also need to have the ability to read the meters for proper assessment of water used. In 2020 the State will require all new irrigation water used is recorded with them.
- Discussed Future Water Plans and the Master Plan: Engineers have put in three bids (State requirement) and will let us know the direction we should go. This project can be done in phases.

- Thad's Peak Well Update:
  - Would need a new road to a gravity feed station - Reason: gravity feed for water fill without a pump
  - Semi tank will be removed, and fittings could be used on another tank on the East side of the fence).
  - New tank would hold 10,000 gallons and placed underground with 6" outlet and would be "demand use".
  - And the 6" outlet going down to the fill station is sized to drop down to the next road and could carry water down to the winter sports area as another fill station but need to talk with SMR.
  - Proposal to do a Master Plan could take years to complete. Discussed the pro's and cons of the plan and cost concerns. Master Plan will be down the road since doing Thad's Peak Well.
  - Thanks to Jeff – he requested a donation from his company he works for (FJ Management) and SMSSD was granted \$2,000 donation. For the time, Roy had moved the donation into the 111 account (Money Market).
  
- Thad's Peak Well (Gene) Gene has been looking at the Well proposal and off the manager's home sale, SMR has allocated \$20K to use on the Well Project. Also, as new lot sales occur, a percentage of the sales goes back to SMSSD. SMR has some additional capital improvements they can do because of the recent lot sales.
  
- Craig will speak with Monte on how to identify who is using culinary water (golf course lots are still green and yet the golf course is out of water). Water is pumped into the fishpond which is culinary water.

Motion to continue with submitting the Master Plan as approved in steps and as we can afford: Layne Lundstrom

Second by: Don Hunter

Board approval: 100%

Motion to apply the \$2000 that was donated by Jeff's company to the Thad's Peak Well tank: Craig Godwin

Second by: Jeff Dymock

Board Approval: 100%

(Craig to prepare a thank you letter on how the money will be used.)

- Water Rights Protection (the Attorney had sent a letter explaining everything to the Board). UCA731-4: states a public water supplier law passed a few years ago and is something we can apply for. They take our water rights and show what we need over the next 40 years and we would then fall into this law and don't have to worry about doing this every 3 year, but we can just qualify every 40 years. Minimizes risk of losing the shares. Have enough hook-ups that we can apply for the 40-year requirement. Attorney had brought this up to Roy and legal is working on this, along with Hansen, Alan & Luce our engineers – This should be completed by our next Board Meeting.

**House Bill 31:** Another House Bill was passed this year. SMSSD is considered a City and this bill regulates a city that provides customers outside the development or the political boundaries. We have 5 people outside of the resort that is considered outside the boundaries – they were on the old system and when the new system was added, they were included. In the future, if additional landowners ask if we can supply them with water, how will we respond? This is nothing that needs to be voted on – but in the future, how do we want to handle or how would we supply water if asked? Board will need to think about that. Board talked about various ideas on how to minimize outsiders from using the water (i.e., chain link fence with card readers) - existing cards can have different level of access (codes) added to the cards.

**House Bill 163:** Talks about using SMSSD property for personal use.

**Resolution 2019 - 3:** Made this year on using public funds. Law passed that we need to put into our policies

Motion made to adopt Resolution 2019 – 3 into our policies: Layne Lundstrom

Second by: Jeff Dymock

Board: 100%

New business:

Audit: Looks good but #27 states annual training (Local Special Services) needs to be done within a year of taking office. Report to Jeff when completed and Jeff to keep Craig apprised. Item #29 – Records Management Training (Don will get his done). All required trainings need to be done prior to end of year. Last item on audit is keeping current the names and contact information phone numbers and email addresses online for our Board.

Meeting adjourned, Roy was excused, and Board moved to the Executive Session.