

Cottonwood Mutual Water Company

Board of Directors Work Meeting Minutes

Thursday January 19, 2023; 6:30 PM

Board Members:

Earlene Lee	District 1	2022-2025	Present
Blaine Murray	District 2	2022-2025	Present
Heidi Dorius	District 3	2021-2024	Present
Dave Dutson	District 4	2021-2024	Phone & came late.
Sean Dorius	M at L	2021-2024	Present
Mike Johanson / Manager			Present

1. Blaine Murray started meeting at 6:35 pm

A Budget Explained by Mike See 2022 Profit / Loss Spreadsheet

Revenues: Connection fee: one-time fee of \$1500.00 and it includes installation plan review, engineering reviews and inspections. Possible lower connection fee & charge more fees up front for plan review etc.

Concerns of the infrastructure and amount of money to cover what might be coming up. Tanks are getting old, and it is possible to be replaced. Lambs drive water line is undersized. (IFFP) Transfer station reaching capacity will need upgraded. Reimbursement fee for tank water. Gardner & Johnson CMWC has not put any money into the building of the tanks. Heidi question about water right to Johnson to drill the well.

Expenses: Need for more Neptune Meters. With the heavy snow level some meters are not being able to be read. Metes are back ordered. Have 200 Neptune meters now being used. Taxes, banking fees, Professional consulting, Legal fees. Audit fees they can do a compilation audit or a full audit. The board decided to have a full audit due to being a new board and do the compilation audit next year.

Engineering fee IFFP report

Computer & software for both types of meters to read and bill. There is a total of 854 meters and only 210 are Neptune Meters. Have been replacing as the older ones go out, around 8 years old.

Discussion regarding Jennifer position. Dave and Earlene will go into the office on Monday. Earlene will speak with Jennifer regarding her responsibilities and how to do them. Dave will meet up with Mike to finish going over the remainder budget and give the other board members a review.

Mike Excused (41:24)

Legal Bills: (42:58)

Discussion on the infrastructure: the need to prepare to take care of the old water tanks and getting every home with a Neptune meter. Also having the IFFP done.

Request from MGSWC (47:48) Denied due to our own reconstruction of our own company that it wouldn't be feasible right now. Possible taking down reference of MGSWC sign out front & off the website. Blaine will draft a letter & share it with the board & send it to MGSWC.

Keys and log on information for Blaine, Dan and Earlene give by Mike to the software.

Discussion regarding the drilling of the Johnson drilling without water right. Just a handshake? Need to follow up at later meetings. Is there is a tradeoff reason??

Discussion regarding the water at lower and higher. Why can't Dane use it? Better understanding how the pumps & tanks work. (1:11:15) Dave comes in person.

Discussion: Needed paperwork on the water right and then the maintenance of present wells and tanks. Johnsons new well & how they got ok through the state.

Blaine discussion regarding his possible certification and what direction we want to take to replace the employees that are leaving / left.

Follow up with the breakdown of the legal fees / regarding proxy votes. Also, possible going to paying lawyers a flat fee other than hourly fee (2:30:15)

Summary: Write letter of denial to MGSWC, 2- Continue to look for replacements 3- Dave & Earlene meet with Mike & Jennifer on Monday regarding day-to-day operations, & budget