

Minutes from the Mt. Haven HOA annual meeting held on June 14, 2021 at 6:30 PM

Emergency preparedness

At check-in to the meeting an emergency package from the Brighton Township was handed out which includes an information brochure and two access cards to the canyon to be used during road closure due to excess visitors.

Presentation by Fred Duberow of Ensign Engineering and Steve Macintosh (water master for most Big Cottonwood Canyon communities)

The HOA board has contacted Fred to generate bids for updating our water system, including our spring, water tanks, and distribution system. We anticipate hiring Steve as our new Water Master, maybe at first temporarily to evaluate the cost. Both, Fred and Steve have worked on many projects in the Cottonwood Canyons and have good relationships with the agencies regulating our water system. They also have experience with applying for grants and loans.

An initial bid from Ensign to scope and 'swab' the pipe at the spring came in under \$5K and we will likely go ahead with this in 2021. The potential benefits from this initial work could be identification of any blockages and removal of blockage and/or coliform bacteria. Further work on the spring would involve redrilling and potentially adding one or more pipes. This would require airlifting in equipment, and the cost would run from approximately \$50K to \$100K. Any such approach will require approval by the community and working out our payment options (we currently have about \$90K in our dedicated water fund).

The addition of at least 60K gallons of additional community tank capacity would alleviate a lot of our water usage issues and mitigate any further decrease in the flow rate out of the spring. A larger tank, up to 150K gallons would allow proper fire suppression which may become a pressing issue over the next few years. Cost for tank construction will be in the 100s of thousands of dollars. We will likely add at least a moderate expansion of storage capacity in 2022, unless work at the spring resolves many of the issues.

Water status for 2021

We are currently replacing a large section of distribution pipe on Aloha Haven Lane that ruptured during last winter. After these repairs, hopefully within a week or two the system can be filled and tested for contamination. Once the water is on, we will start our winter tank filling schedule. A preliminary roster was circulated at the meeting and any omissions were addressed. The preliminary schedule will be emailed to the entire community and if your name is not on there you should contact the HOA board or the water master directly. As communicated many times previously, winter tank filling draws a lot of water from the community tank and our tanks need a minimum water level to ensure sufficient contact time with the chlorine. If we fall below this limit, we are in violation of our water permit from the Department of Drinking Water. Please respect the rules. Your digression will affect your neighbors.

Last season the water masters spent multiple nights driving through the community to identify unscheduled tank fillings. This year, they will charge the HOA \$500 for these situations. This cost will be recovered from the culprit homeowners. Hopefully, if we can get a larger flowrate from the spring and/or increased community tank capacity these issues will mostly go away in the foreseeable future.

Dues on 'open space' lots

The HOA board received a request to consider lowering/eliminating dues on second lots that are kept as open space. This issue was not discussed at the annual meeting, but comments are welcome to keep the discussion going.

Gate code

The gate code will be changed on August 1 to 0808#. A reminder will be sent out to the community.

HOA board elections

All candidates were elected unanimously by a show of hands. One-year terms are for those positions that should have been voted on in 2020.

President (1 year): Russ Zimmerman

Vice President (1 year): Chris Pond

Secretary (1 year): Philippe Szankasi

Trustee (1 year): Erik Harrison

Treasurer (2 years): Joan Moellmer

Trustee (2 years): Colemen Wilson

Trustee (2 years): Frank Sutera

Trustee in waiting (2 years): Chuck Konopa

Project committees

Volunteers were identified that will provide much needed help for several projects. These committees will work together with the HOA board and the community will be updated on their progress.

1. Location of an additional community water tank and negotiation with the Forest Service over land use (Bryan Wright, Tom Kilgore, Zach Bryner).
2. Identify and apply for grants for water infrastructure improvements and coordinate with government fire suppression efforts (Renee King, Kevin Dupre).
3. Advise on water system design, such as community tank size, improvements of the spring, including potential re-drilling, and education on other water systems in the canyon and possible future coordination (Chris Pond, Chuck Konopa, Chase Dickinson, Ryan Cathey).

The meeting was adjourned at 8:30 PM.