

## Minutes for the 2022 Mt. Haven HOA Annual Meeting

June 13, 2022, 6:30 PM, Whitmore Library

### Agenda

- Water update
- Finances
- Emergency Communications
- Fire Mitigation
- Road Conditions
- Rentals
- Building Codes
- Elections

### Welcome and Introduction of the Board of Directors

#### Financials (Joan Moellmer, Treasurer)

Profit/Loss Statement and Balance Sheet made available to meeting attendees. We spent more than we took in from last year's dues, mostly due to water system maintenance. Maintaining our water system will keep being expensive and it is possible that at some point an assessment will have to be levied on all properties. SLC water fees are also continuously increasing.

#### Water update (Russ Zimmerman, President)

Water was officially available in the first week of June. The slight delay was due to prolonged freezing temperatures. No repairs to the distribution system were needed. A few slow leaks on Bobcat Haven Lane amount to 2-3 gallons per minute (GPM) and will be addressed over the summer. We still have coliform bacteria in our spring and the chlorination system is here to stay. Several board members are conducting routine chlorine testing and sample collection as mandated by the State which saves us on Water Master fees. The current flow from the spring is 35 GPM, about double from the last few years, thanks to two de-rooting missions.

We have plans approved by the State (not yet from the USFS) for redrilling the spring if we decided to do so. We are also in communication with the USFS regarding potential expansion of our community tanks which would have to reside on their land, and it is likely that this would be approved.

As a reminder, we still need to set up a schedule for winter tank filling to ensure the community tank level stays at 70-80% for proper contact time with the chlorine. Any deviation from this will result in a citation from the State and will affect all community members, so please be considerate. A filling schedule will be set up in the coming month.

#### Q and A with Steve McIntosh (Water Master)

Steve is working with the State on 'system-specific sizing' for our water system which sets spring flow and community tank capacity requirements based on real-time usage data. For example, winter tank fillings are deferred usage and may be labeled as such, so again, communicate with us before filling. The system is in working condition but changing demographics, such as more and larger structures, and more year-round use raises issues. He cannot control this, and it is important that we as a community agree on our rules and enforce them.

*Q: Do we have enough capacity for additional construction. This issue has been raised in numerous emails among the community in the past.*

Yes, several addition dwellings should be OK. Currently, building permits from the County require acknowledgment from The HOA that a water share has been granted for the property. Beyond that there needs to be good communication between the HOA and the Water Master on such activity because at some point we will need to expand our community tank capacity.

*Q: Do we have enough water for an emergency?*

If we find a leak quickly, we can isolate it before draining the tanks significantly. This would be much easier with a larger tank. We currently do not have enough capacity for fighting a fire. This would require a community tank of at least 100K gallons (currently 19K gallons).

*Q: Are there grants to finance our water system expansions?*

Not likely for construction portion due to the higher income demographics. Potentially for high-tech components, such as the chlorination system. There are low-interest loans.

*Q: Are we going to monitor the system year-round to better understand potential shifts at the spring?*

Yes, we are collecting flow data on all systems throughout the canyon year-round on a weekly basis to better understand the system at a larger scale.

*Q: Sounds like we are kind of OK and kind of not OK – which one is it?*

Growth is the #1 issue. More and bigger houses need more water. We should be proactive on issues, such as metered homes, conservation fixtures, penalties for over-usage.

*Q: Is re-drilling the spring less of a priority now with increased outflow?*

That is true. A flow of 25 GPM in fall would be a good indicator for a broader improvement at the spring. Plans for year-round water may change this need. Year-round water would be a different game, such as higher maintenance costs (finding a leak under several feet of snow, et.).

*Q: Is there a risk that digging crews current working on the BCC Highway where our pipe crosses will damage our pipe?*

I would not be surprised... Philippe (Secretary) will organize a schedule for a quick tank top-up for those in need if something happens.

*Q: Is our distribution system in good shape?*

Do as much preventative maintenance as possible. This will be cheaper in the long run. It is not just about the water running but safety. Good maintenance of the entire system from spring to our cabins guarantees that.

### Emergency communications

Brighton Township recently conducted a drill to contact all residents and owners in the various communities. To ensure this works even better in the future all attendees were asked to update their contact information.

In the case of a real emergency and a potential disruption in communication, the Cardiff parking lot would be a good area to congregate and receive information.

### Fire mitigation

Chipper Days will be held July 25. To sign up, email Jane Martain ([janemartain@brighton.utah.gov](mailto:janemartain@brighton.utah.gov)). Please indicate the hours spent collecting wood when signing up. This is important as it triggers the

release of matching grant money for the chipper. For further instructions go to this web page:  
[http://users.neo.registeredsite.com/4/4/6/22978644/assets/Chipper\\_Days\\_Article47150.pdf](http://users.neo.registeredsite.com/4/4/6/22978644/assets/Chipper_Days_Article47150.pdf).

For larger fire mitigation projects including consultation see this document:  
[http://users.neo.registeredsite.com/4/4/6/22978644/assets/FUEL\\_MITIGATION\\_PROJECT32935.docx](http://users.neo.registeredsite.com/4/4/6/22978644/assets/FUEL_MITIGATION_PROJECT32935.docx)

Large trailers are available for removal of yard waste and other garbage:  
<https://wasatchfrontwaste.org/trailer-rental/>

### Roads

During breakup season (water turned off and on), typically in May and October, the roads are wet and soft, and the pipes are empty. These conditions make our water distribution system most vulnerable to heavy vehicles (vehicles over ¾ ton are not permitted during that time). Propane and septic pumper trucks should not be scheduled during those months, please plan ahead.

We will not perform any road repairs in 2022 due to limited funds.

During hot and dry days drive extra slowly to prevent kicking up dust.

### Rentals

Short term vacation rentals, defined as fewer 30 days are not permitted per Brighton Town ordinance. Our bylaws also state that a property cannot be rented out for more than 14 days per year. Everyone agrees that short term vacation renters are unlikely to respect the fabric of our community. This is not unique to Mt. Haven and rentals are carefully regulated by many HOAs. It has been requested that we permit longer term rentals, such as full-year or for several months (for example for a traveling nurse). Individuals renting under these conditions will likely be more involved in our community and respect our rules. No outright objections were raised, and the board was tasked with studying the issue further, partly by talking to other BCC communities that allow such rentals.

### Building codes

Mt. Haven Building codes in the 2013 amendments to the bylaws are vaguely written. Recent new constructions at the limit of the permissible size have necessitated more clarity of our building codes for easier enforcement (how is square footage defined, do detached garages contribute, what is a carport, etc.). An effort is underway to clarify any ambiguities and publish our building codes on our website.

### Elections

Our President, Russ Zimmerman and Vice President, Chris Pond have announced their retirement. The following individuals have been nominated for office and unanimously voted in by a show of hands:

President	Kevin Dupre
Vice President	Chuck Konopa (previously Trustee in Waiting)
Trustee	Erik Harrison (re-elected)
Secretary	Philippe Szankasi (re-elected)
Trustee in Waiting	Chase Dickinson

We always encourage individuals from our community to volunteer for board positions.

Meeting adjourned at 8:30 PM