

Mt. Haven HOA Annual Meeting Minutes

June 12, 2023, Sandy Public Library

Attending: Owners representing 48 lots

Agenda:

- Water Update
- Gate Repairs
- Road Repairs
- Updated Rental Agreement
- Elections

Water Update

By Water Master Steve McIntosh: Several leaky valves in the distribution system were replaced with the help of local volunteers this spring. There are no more detectable leaks. Several chlorine sensors needed to be replaced for approximately \$6,000. The water was turned on during Memorial Day weekend. We are in violation with the State of Utah Division of Drinking Water (DDW) for insufficient spring flow for the number of properties in Mt. Haven. Steve is petitioning DDW to revise the expected water needs due to our low consumption and most properties being used only part time. He has collected usage data for the last 18 months and will submit final numbers to DDW after 36 months. In addition, previous de-rooting of the spring and exceptional snow cover have resulted in increased peak flow rates at the spring (2022: 48 gallons/min; 2023: 67 gallons/min).

There was a complaint about reduced water pressure possibly due to work performed on the water system after it was turned on. The water team promised to better communicate any such incidents in the future. We will send out a schedule for filling winter water storage tanks by the end of June. The tank filling set up and communication worked well last year. We will also send out a reminder on measures for backflow prevention from cabins to keep the water safe.

Since recent testing at the spring showed no evidence of coliform bacteria it was brought up whether we could stop chlorinating our water. Everyone likes pristine spring water. If tests come back negative for three years, we may be able to convince DDW to let us discontinue chlorination. As a reminder, we add 0.6 parts per million (ppm) chlorine compared to 1.2 ppm down in the valley.

Gate Repairs

A new hydraulic system was installed for approximately \$6,000. The system is supposed to be more robust but also more forceful so beware of getting stuck underneath. Apparently one of the metal detectors in the road is also defective which will be evaluated.

It has been agreed that in case of a power outage or gate malfunction the original green gate should be pushed across the road, without actually locking it, to maintain the semblance of a gated community.

Road Repairs

We are planning a community volunteer event in July to fix some of the road damage. This will mostly involve redistributing eroded gravel into potholes. Purchase of additional road material may require an increase in HOA dues. It was also requested that we evaluate installing a culvert at the intersection of Mt. Haven and Aspen Haven Lanes to prevent further erosion from spring runoff. Any construction traffic this summer will require that the roads are stabilized.

Although plowing and winter traffic issues are not regulated by the HOA it was requested that everyone visiting the area be reminded of the need for approved snow tires. It was also requested that part time residents visiting the neighborhood please contribute to the plowing costs with the part timer option. A

great Thank You was expressed to Russ Zimmerman from Kessler Operations for keeping the roads open during the last winter!

Updated Rental Agreement

The current HOA bylaws on rentals (2 weeks max) do not reflect the Brighton Town ordinance forbidding short term rentals (less than 30 days) in the Mt. Haven neighborhood. The HOA board has proposed amending the bylaws to allow long term rentals (at least 6 months) with a lease agreement giving the HOA strict enforcement powers. Although there was general support for this option at the meeting, it was requested that the plans should be finalized with our lawyer and put to a vote by the community by email.

Elections

The following individuals were elected to the HOA Board:

Colemen Wilson: Treasurer

Frank Sutera: Trustee

Chase Dickinson: Trustee

Kim Carpenter: Trustee in Waiting

We all thank the outgoing Treasurer Joan Moellmer for her services!

