

Mt. Haven Annual Meeting 2024

held on June 3rd at Brighton Fire Station
from 6:30 PM to 8:00 PM

Water Master, Steve Macintosh

Update:

- Water is working really well
- Opened on May 9th, followed by filling, testing, telemetry
- Currently running at 33 gal/min
 - o comparable to 2022 (2023 was an exceptional high-water year)
 - o In the winter, the spring runs around 15 gal/min
- Steel water tank placed in 1968, last inspected 5 years ago
 - o Liner is gone but holding water OK. If community tanks need to be expanded we may consider replacing the current ones.
- Cost this year: Sensory caps replaced on telemetry, new chlorinator pump
- 4 water tests required, all passed
- Regular monitoring per state requirement: 3 tests per week
- Annual cost for neighborhood water paid to SLC: \$16K (5% increase per year)

Filling tanks:

- Per Utah Division of Drinking Water (DDW), there is a source deficiency (from spring) and storage deficiency (neighborhood tank) based on projected household usage in the valley
- Steve is in the final year of 3-year data collection re: neighborhood usage in order to demonstrate that Mt. Haven usage is much lower and no deficiency exists
- WHAT WE NEED TO DO
 - o Reduce winter tank filling to 2 gal/min
 - this will cut flow rate down by half, so we can prove there is enough source water. *Details to follow when we send out the tank filling schedule.*
 - o If you need to use a heavy amount of water for whatever reason for a brief period, please text Steve to notify (801-330-3448) – Please communicate more than necessary

Treasurer, Coleman

Update:

- HOA fund grew in money market
- Initiated Zelle for HOA payments
- HOA fees have remained flat despite increasing costs. Will likely increase next year to account for rising water cost
- i.e. Gate repair 2023: \$7K
- Emergency fund remains adequate, 3K deposit/year

SAVING MONEY via volunteer work

- Neighborhood road repair day June 1
- Weekly water testing

President, Kevin

Update:

- Generally a 'simple year' – no major catastrophes, road quality is stable
- RMP will continue burying powerlines, commencing this year or next
- They have been surveying the neighborhood this season

Changing by-laws to regulate long term rental agreements:

- We will set up a community vote to update the by-laws to current community needs
More details to follow.
- Currently no short-term rentals per Town of Brighton
- Long term rentals must use neighborhood rental agreement. Thus far, we have had good experiences with long term renters who engage with the community

Board Member Changes

Departures:

President: Kevin – nominates Chuck
Secretary: Philippe – nominates Stacey
Trustee: Chase – to be replaced

Incoming:

President: Chuck
Vice President: Kevin
Secretary: Stacey

Maintained:

Trustee: Eric
Trustee: Frank
Trustee in Waiting: Kim

Additional Notes

Consider holding future meetings in the valley:

- Whitmore Library?

Website will be updated

www.mounthaven.org