

**LAKE ROCKPORT ESTATES PROPERTY OWNERS ASSOCIATION, INC.  
A NON-PROFIT CORPORATION  
100 ROCKPORT BOULEVARD, COALVILLE, UTAH 84017**

**MINUTES FOR THE MONTHLY BOARD MEETING  
WEDNESDAY, AUGUST 14, 2024  
PARK CITY COMMUNITY CHURCH  
PARK CITY, UTAH**

The meeting of the Lake Rockport Estates Property Owners Association Board of Trustees was called to order Wednesday, August 14, 2024 at 6:54 p.m.

Present: Nachi Fairbanks (President), Skyler Kershner, (Vice President), Sarah Strader (Treasurer), Johnny Wasden (virtual), John Simms, Candy Rust, and Wendee Aguilar were present. Jeremy Boeckmann (Secretary), Skyler Kershner (Vice-President), and Greg Warner excused. Doug Barrus is on medical leave.

**[OPEN PORTION OF MEETING]**

**Call to Order & Roll Call**

~6:54

Late start. Could not find a room and couldn't connect to the internet. Paul and Keith presented their research on both Water Meter costs and comparisons as well as water costs from several different communities. (See attached.) Keith stated on average, each lot is using 15,000 gallons per year. Keith indicated our costs of water is extremely low and suggested 2 recommendations. 1) a .04 to .05 increase in user per gallon. 2) Discussion on flat rates Recommended \$14 to \$15 per month. Sarah indicated that equates to \$400 of our \$555 dues go to water, leaving only \$155 per lot to infrastructure and other unexpected costs. This detail provided did not include the assumption of 10,000 gallons of water per lot and was also based on 12 months, rather than our water period. Keith also highlighted Timberlakes delayed water progression and they paid severely in interest rates and additional costs. Information does not include \$65,000 expected from SA-5. Recommended to move forward with Mountain Regional. Paul submitted information for water meter costs and charges suggesting meter cost, FIPT Brass Value, misc. parts, and labor, is \$2,222.56. Park City, which is a municipality and has different contractual arrangements charges \$1,182.44.

**MOTION:** Sarah made a motion for Paul and Keith to keep researching numbers and making a proposal to the board. Wendee seconded the motion. All present in meeting agreed unanimously.

~8:00

Nachi asked if we were ready to approve the July meeting minutes. Candy indicated her comments were not entirely noted. **ACTION ITEM:** Candy was going to go back and review and submit her recommended changes to Jeremy. Sarah and Candy discussed previous past due minutes and why haven't they been posted to the website yet. Nachi indicated 2022 is complete but there is missing information for a meeting in 2023. She indicated in the past members did not show up for meetings, they talked openly about open and closed subjects throughout the meeting. That information needs to be separated. **ACTION ITEM:** Nachi was going to connect with individual who has done our minutes in the past and get her to finish the minutes. Wendee suggested we post what we have, disclose to our membership the information we don't have, and get this information out. Candy, John, and Sarah agreed. Nachi wanted to move to next month.

8:10

Sarah indicated she would not approve the financials this month because of several concerns with the timing of USDA loan transfer (why it didn't show up on June financials), the withdrawal from the savings account included the reserve balance and the Lang change order and the cost they were charging. **ACTION ITEM:** Sarah is going to review the contract for mobilization and demobilization but disagrees with the 33 hours charge to get their equipment off the mountain. Sarah also reminded the board of the state statute to set aside \$10,000 for the reserve. Wendee also had concerns with the financials asking when the loan was funded, where the interest is on that amount of money, where our reserve account was, how our \$475 water charge was being tracked and used, and what line item does it fall under. Nachi explained the timing of the transfer of funds was at the end of the month - June 27th so it occurred during that period of time PMSI was reconciling the bank accounts and running the monthly information. That is why it did not show up in June

and is now showing up in July. The reserve account did get transferred to the main account and Sarah and Nachi have to go through the documents and transfer that money back to the reserve account but it is approximately \$389,000.

8:38

Invoice review from Nachi. Smooth Hollow and Western Delco. Discussed work by smooth hollow and missing pipe. Still looking. Nachi indicated Larry from AES still has not submitted his invoice for June and July. Soon to come. **ACTION ITEM**; Nachi will send to BOT to approve invoices tomorrow and will follow up with Larry to ask for invoices.

8:49

Gate - Lightening Mike and Skyler are working together on possible gate solutions. Mike does not believe it's the mother board and the current board is still good. They will work together to try and fix. Sarah asked for Greg to bring the mother board to the mountain so we can start working on it. Nachi indicated Skyler was going to pick it up from him in Bountiful. **ACTION ITEM**: Skyler to pick up LRE property from Greg Warner and work with Mike on fixing the gate.

8:53

Water Committee has been formed and they have met 1 time to review numbers and scope of work and our classification for "recreational community." Rosemary Carroll and Denise Holding did not have information to share this month. Rosemary and Denise are meeting with the governor's office about possible grants and funding options available. Meeting is towards the end of August. Once they have more detail, they will submit funding options the board would like them to explore.

8:57

Recent 2 power outage have caused problems with the mid-mountain pump. Pump now needs to be replaced. AES monitors the system but our SCADA system is so old, they didn't see the pump was running. Recommended a full software upgrade. AES is working on mapping the system as well. **ACTION ITEM**: Nachi to work with Larry on SCADA software costs and upgrade. Nachi also talked about the line break on Brian Circle and Hollow. Smooth Hollow will be up tomorrow and possibly Friday to fix the problem. Wendee asked about communication to the membership reminding them we will not be running winter water and to plan accordingly, i.e, tanks, additional storage, conservation methods, etc. **ACTION ITEM**: Jeremy to send out reminder and provide links to possible sources to purchase tanks.

9:07

2 out of the 3 security cameras on the mountain are working. Mike is going to get the 3rd one fixed tomorrow. Nachi indicated she and Skyler will have the ability to log into the system when needed. Alan's account and access has been disabled. Candy reminded everyone the scope of the camera on the top of the mountain needed to comply with privacy laws. **ACTION ITEM**: Nachi was going to connect with Mike to see if he could reprogram the camera on top to view the area to the fence only.

9:12

Board Members Roles and Responsibilities will be posted and all board members need to sign up for projects. Several committees have been recommended and we need to finalize the scope of work and get information to members to sign up. Nachi suggested we may need an assistant secretary to help Jeremy with scanning, member information requests, and setting up/maintaining a retention system. Wendee recommended getting a quote from a printing company that we can hand documents to and they can scan and put them on a thumb drive or in the cloud for us to download into our files. **ACTION ITEM**: Wendee to research contracts/quotes for LRE for about a 2 years period so we can get our important documents scanned. Nachi recommended an emergency management committee to include the plans for drought, fires, evacuations, excessive rain with group texts and phone trees. Include a pets plan to access neighbor's pets when a person is not home.

9:25

Microsoft proposal. **ACTION ITEM:** Everyone was sent a link for Teams functionality and use. Please review. Wendee has a 1 month trial period that ends on 9/12. If we want to move forward, the credit card will need to be updated in the system. Standard Business Plan for Microsoft 365 includes Word, PP, Excel, Outlook, Teams, and other programs. Recommend we purchase the CoPilot AI functionality as well so working documents can be quickly produced then tweaked to fit LRE's needs. Meetings can be transcribed, summarized, and action items and motions can be extracted from the minutes as well. The technology has greatly changed in the past year and the information is 98% accurate now. See attached plans. We can upgrade to Business Premium if cyberthreats and access is of great concern.

9:32

USDA Loan. **ACTION ITEM:** BOT members need to read the document Sarah sent out in its entirety. Many annual items need to occur for compliance to federal government and the dates need to be calendared with reminders in place. Sarah highlighted we definitely need to pursue the annual audit because of the requirement. **ACTION ITEM:** Once we finalize if we are going to use Microsoft Office and Teams, Wendee will load due dates and reminders to the calendar.

9:40

Wendee read a statement for the membership and the old board of trustees and submitted to the minutes. (See attached.) Nachi stated she disagreed with some items and defended many positions. We agreed to disagree on specific items. John suggested a closed door meeting to further discuss but wasn't the time to take positions because there will probably always be a disagreement. Decision to move forward, put these items behind us, and focus on moving the community forward as a team.

9:50

Jana Cecil asked if we received her variance consideration. Nachi stated yes but we didn't have time to address it in the meeting. **ACTION ITEM:** Nachi agreed to start communication email to BOT to gather thoughts or concerns about her request.

9:52

Nachi highlighted a conversation she had with the company who is conducting the reserve analysis. The person made a strong recommendation to cease any volunteer practice including snow removal. Although we say it's volunteer, chances are we would have some responsibility. **ACTION ITEM:** Nachi is going to follow up with our insurance provider to find out if we have coverage for volunteer work on the mountain. John indicated this could be an mountain operations committee assignment and wanted to get that committee up and running because we have a lot to do on the mountain.

**MOTION:** Wendee made a motion to allow this committee to move forward, get volunteers and start putting programs and structure to this committee. Sarah seconded it. Nachi abstained from voting because she wanted the entire BOT to weigh in and have a say but did agree to allow John to start to get volunteers and get the word out. Nachi indicated she wanted to share her knowledge with this committee so we didn't go down a path we've already been down. No vote taken.

Open session adjourned at 10:03.

**[CLOSED PORTION OF MEETING]**

The meeting of the Lake Rockport Estate Property Owners Association adjourned at approximately 10:45 p.m.

Submitted By: Wendee Aguilar

Attachments:

1. Water Rate Information from Paul and Keith
2. Water Rate Analysis by Paul and Keith
3. Statement from Joe and Wendee Aguilar
4. Microsoft Proposal on Business Packages

To: Lake Rockport Estates Board of Directors and Members

June 12, 2024

Reference: Water meter cost information and water rates

From: Paul B. Strader

I did some research for the LRE board and members to provide information on water other POS's similar to LRE are charging for water and meters. In addition, I did a web search on Park City for water the City charges for meters and for water usage.

I have provided printed material from Timber Lake Estates and from the Park City water department. In addition, I did a web search on water a water meter and associated parts would cost. I estimated the cost of labor to install/replace a new meter.

**The cost of a new 1 ½” meter and labor to install.**

Meter cost	\$765.32
FIPT Brass Ball Curb Valve	\$357.24
Miscellaneous Parts	\$200.00
Labor 6 hours @ \$150/hour	\$900.00
Total cost	\$2,222.56

I have provided information on the type of meter and ball valve for your review. This is just base line information. You can change materials used and labor amounts as it applies to your situation.

**Information from Park City water department**

Cost of a 1 ½” meter – Base rate and Meter price \$1,182.44

I have provided a water usage billing schedule for your review.

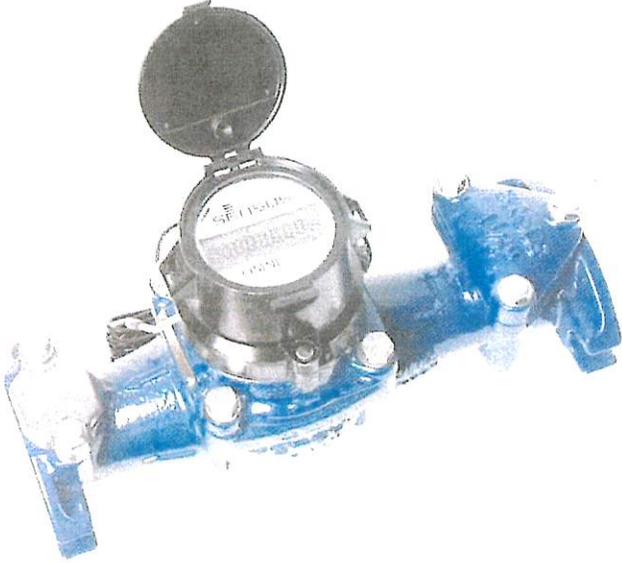
**Water costs from Timberlake estates**

Candy at Timberlake Estates provided every document that is given to new residents at Timberlake Estates. This includes: billing process, water tasting competitions, Water Matters, How to pay your bill, Report to Timber Lake Water Customers which is a history lesson, and water rate schedule. I am waiting to hear back from the person who manages their water board to get information on the cost charged for new water meters.

[Home](#) / [All Products](#) / [Meters](#) / [AMR \(Automated Meter Reading\)](#)

ensus

## DMNI™ R<sup>2</sup> 1-1/2 in. Ductile Iron Water Meter



Part #SR1X1XX2FXUXXXND | Item #9539474 | Manufacturer Part #R1X1XX2FXUXXXND

(0) [Write a Review](#)

**\$765.32** EACH

**Fitting Sizes:** 1-1/2 in

[Log in](#) or [Create Account](#)

[Log in](#) or [Create an Account](#) to see product availability.

✕ **Pick Up:** Not available

✕ **Shipping:** Not available

### Product Details

- NSF/ANSI standard 61, annex F and G approved

- Meets and exceeds AWWA standard C701 and C702 class II
- Fully magnetic pickup system for meter registration
- Reduced head loss
- 180 days of data logging
- Flanged design
- Superior construction of the main case and measuring chamber for longer life
- Vertical and horizontal installations
- Sensus V-shaped, UL listed, FM approved strainer

## Documents

 [SPECIFICATION](#)

## Specifications

**AWWA:** AWWA C-700, AWWA C-701, AWWA C-702 Class II, AWWA Class 125

**Collection:** OMNI™ R<sup>2</sup>

**End Connection 1:** Flanged

**End Connection 2:** Flanged

**End Connections:** Flanged

**Fitting Size 1:** 1-1/2 in

**Fitting Size 2:** 1-1/2 in

**Fitting Sizes:** 1-1/2 in

**Length:** 13 in

**Material:** Ductile Iron

**NSF:** NSF 61 Annex F, NSF 61 Annex G

**NSF Certified:** Yes

**Product Type:** Water Meter

**Waterworks Application:** Water

**Weight:** 18.8 lb

**Width:** 5-7/16 in

## Reviews

## Reviews



**Be the first to review this product**

## Ford Meter Box

### 1-1/2 in. FIPT Brass Ball Curb Valve



Part #FB11666WNL | Item #3756072 | Manufacturer Part #B11-666W-NL

(0) [Write a Review](#)

**\$357.24** EACH

**Inlet Service Size:** 1-1/2 in

**Out of Stock**

✕ **Pick Up:** Not available

✕ **Shipping:** Not available

## Product Details

- Sturdy stops allow 90 degree motion and are enclosed and protected
- Dual EPDM O-rings in the stem
- Solid one-piece top head and stem

- Valve is non-directional and is watertight with flow in either direction
- Ends are integral or secured with adhesive to prevent unintentional disassembly
- Molded EPDM rubber seat with reinforcing ring support the ball
- A snap ring locks the stem into the body of the valve
- Fluorocarbon-coated brass ball provides maximum flow capacity and ease of turning



Lead Law Compliant

## Documents



[WARRANTY](#)



[INSTALLATION](#)



[SPECIFICATION](#)

## Specifications

**ANSI:** ANSI 61, ANSI 372

**ASTM:** ASTM B62, ASTM B584

**AWWA:** AWWA C800

**End Connection 1:** FPT

**End Connection 2:** FPT

**End Connections:** FPT

**Inlet Service Size:** 1-1/2 in

**Lead Law Compliance Level:** Lead Law Compliant and Certified

**Lead Law Compliant:** Yes

**Length:** 4-15/32 in

**Material:** Brass

**Material Type:** EPDM

NSF: NSF 61, NSF 372

NSF Certified: Yes

Outlet/Meter Size: 1-1/2 in

Pressure - Maximum: 300 psi

Pressure Class: 300#

Valve Seat Material: EPDM

Valve Size: 1-1/2 in

Valve Type: Ball Curb Valve

Weight: 4.9 lb

## Reviews

## Reviews

☆☆☆☆

[Be the first to review this product](#)



## Fee Schedule

### Loose Matches:

- 1. [2.1 Water Impact Fees](#)
- 2. [2.2 Water Metered Services Fee Schedule](#)
- 3. [2.2.1 Base Rates And Meter Price \(For All Water Billed On Or After July 1, 2023\)](#)
- 4. [2.2.2 Water Consumption Rates](#)
- 5. [2.2.2.6 Necessitous](#)
- 6. [2.2.3 Energy Surcharge](#)
- 7. [2.3 Water Violation Penalties](#)
- 8. [2.4 Water Service Reinstatement Fee](#)
- 9. [2.5 Water Meter Testing Fee](#)
- 10. [2.6 Water Labor, Equipment Or Supplies Rate](#)
- 11. [2.7 Water Parts And Supplies Rate](#)
- 12. [2.8 Fire Hydrant Meter Deposit Fee](#)
- 13. [2.9 Renter Deposit](#)
- 14. [2.10 Non-Mailed Shut-Off Or Turn-On](#)
- 15. [2.11 Improper Water Shut-Off Or Turn-On](#)
- 16. [2.12 Storm Water Fee](#)
- 3. [Special Meetings Fees](#)
- 4. [Business Licensing](#)
- 5. [Miscellaneous Law Enforcement Fees](#)
- 6. [GRAMA \(Government Records Access And Management\)](#)
- 7. [Parking, Meter Rates, Violations, Towing, And Impound](#)
- 8. [Recreation Services And Facility Rental Fees](#)
- 9. [Ice Arena And Fields Rental Fee Schedule](#)
- 10. [Miscellaneous Fees](#)
- 11. [Municipal Election Filing Fees](#)

### [2.2 Water Metered Services Fee Schedule](#)

[2.2.1 Base Rates And Meter Price \(For All Water Billed On Or After July 1, 2023\)](#)

[2.2.2 Water Consumption Rates](#)

[2.2.3 Energy Surcharge](#)

[2.2.1 Base Rates And Meter Price \(For All Water Billed On Or After July 1, 2023\)](#)

[2.2.1.1 Single Family Residential](#)

[2.2.1.2 Multi-Family Residential](#)

[2.2.1.3 Commercial](#)

[2.2.1.4 Irrigation](#)

[2.2.1.5 Construction](#)

[2.2.1.6 Necessitous](#)

#### [2.2.1.1 Single Family Residential](#)

Meter Size	FY24 Base Rate	FY24 Meter Price
3/4"	\$55.24	\$963.93
1"	\$74.57	\$1,107.87
1.5" or Larger	\$88.44	\$1,576.15

#### HISTORY

Adopted by Res. 15-2021 (<https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/park>)

Amended by Res. 11-2022 (<https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/pa>)

Amended by Res. 09-2023 (<https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/pa>)

#### [2.2.1.2 Multi-Family Residential](#)

Meter Size	FY24 Base Rate	FY24 Meter Price
3/4"	\$71.60	\$963.93
1"	\$121.51	\$1,107.87
1.5"	\$259.56	\$1,576.15
2"	\$541.29	\$2,787.90
3"	\$1,408.68	\$3,298.23
4"	\$2,557.37	\$5,747.07
6"	\$4,820.72	\$8,941.31

#### HISTORY

Adopted by Res. 15-2021 (<https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/park>)

Amended by Res. 11-2022 (<https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/pa>)

## Fee Schedule

### water use

#### Loose Matches:

- 1. 2.1 Water Impact Fees
- 2. 2.2 Water Metered Services Fee Schedule
- 3. 2.2.1 Base Rates And Meter Price (For All Water Billed On Or After 1/1/2022)
- 4. 2.2.2 Water Consumption Rates
- 5. 2.2.2.6 Necessitous
- 6. 2.2.3 Energy Surcharge
- 7. 2.3 Water Violation Penalties
- 8. 2.4 Water Service Reinstatement Fee

2.4.1 water impact fees

- 2.2 Water Metered Services Fee Schedule
- 2.3 Water Violation Penalties
- 2.4 Water Service Reinstatement Fee
- 2.5 Water Meter Testing Fee
- 2.6 Water Labor, Equipment Or Supplies Rate
- 2.7 Water Parts And Supplies Rate
- 2.8 Fire Hydrant Meter Deposit Fee
- 2.9 Renter Deposit
- 2.10 Non-Mailed Shut-Off Or Turn-On

- 2.11 Improper Water Shut-Off Or Turn-On
- 2.12 Storm Water Fee
- 3 Special Meetings Fees
- 4 Business Licensing
- 5 Miscellaneous Law Enforcement Fees
- 6 GRAMA (Government Records Access And Management)
- 7 Parking, Meter Rates, Violations, Towing, And Impound
- 8 Recreation Services And Facility Rental Fees
- 9 Ice Arena And Fields Rental Fee Schedule
- 10 Miscellaneous Fees
- 11 Municipal Election Filing Fees

- 2.2.2.1 Single Family Residential
- 2.2.2.2 Multi-Family Residential
- 2.2.2.3 Commercial
- 2.2.2.4 Irrigation
- 2.2.2.5 Construction
- 2.2.2.6 Necessitous
- 2.2.2.7 Contract Rules

The following water consumption rates apply. Relief in the event of a leak may be granted, consistent with the leak policy.

#### HISTORY

Adopted by Res. 15-2021 ([https://s3-us-west-2.amazonaws.com/municipalcodeonline.com/new/parkcity/fees/documents/1631636331\\_15-2021\\_Fee\\_Resolution](https://s3-us-west-2.amazonaws.com/municipalcodeonline.com/new/parkcity/fees/documents/1631636331_15-2021_Fee_Resolution))

#### 2.2.2.1 Single Family Residential

	Block 1	Block 2	Block 3	Block 4	Block 5	Block 6
Price per 1,000 gallons	\$6.88	\$9.08	\$11.73	\$16.54	\$23.10	\$34.65
Gallons in Block	0-5,000	5,001-10,000	10,001-20,000	20,001-30,000	30,001-40,000	Over 40,000

#### HISTORY

Adopted by Res. 15-2021 ([https://s3-us-west-2.amazonaws.com/municipalcodeonline.com/new/parkcity/fees/documents/1631636331\\_15-2021\\_Fee\\_Resolution](https://s3-us-west-2.amazonaws.com/municipalcodeonline.com/new/parkcity/fees/documents/1631636331_15-2021_Fee_Resolution))  
 Amended by Res. 11-2022 ([https://s3-us-west-2.amazonaws.com/municipalcodeonline.com/new/parkcity/fees/documents/16358968673\\_11-2022\\_Fee\\_Schedule](https://s3-us-west-2.amazonaws.com/municipalcodeonline.com/new/parkcity/fees/documents/16358968673_11-2022_Fee_Schedule))  
 Amended by Res. 09-2023 ([https://s3-us-west-2.amazonaws.com/municipalcodeonline.com/new/parkcity/fees/documents/1689198783\\_09-2023\\_FY24\\_Fee\\_](https://s3-us-west-2.amazonaws.com/municipalcodeonline.com/new/parkcity/fees/documents/1689198783_09-2023_FY24_Fee_))

#### 2.2.2.2 Multi-Family Residential

	Block 1	Block 2	Block 3	Block 4	Block 5	Block 6
Price per 1,000 Gallons	\$6.88	\$9.08	\$11.73	\$16.54	\$23.10	\$34.65
3/4" in Block	0-5,000	5,001-10,000	10,001-20,000	20,001-30,000	30,001-40,000	Over 40,000
1" Meter, Allowance in Block	0-10,000	10,001-20,000	20,001-30,000	30,001-40,000	40,001-70,000	Over 70,000
1.5" Meter, Allowance in Block	0-20,000	20,001-30,000	30,001-50,000	50,001-90,000	90,001-130,000	Over 130,000
2" Meter, Allowance in Block	0-30,000	30,001-50,000	50,001-90,000	90,001-130,000	130,001-150,000	Over 150,000
3" Meter						

**Paul Strader**

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**From:** Timber Lakes Water TLWSSD <timberwaterssd@msn.com>  
**Sent:** Thursday, April 18, 2024 2:32 PM  
**To:** Paul Strader  
**Subject:** Timber Lakes Information  
**Attachments:** Welcome to Timber Lakes Water Special Service District.docx; Water Taste test article 2024.docx; picture water award.jpg; Water Matters 2.16.22.pdf; New Owner.pdf; Cross connect packet.pdf; Backflow Pamphlet RWAU pdf.pdf; Connection New Agrmnt Revisions Adopted 5-2-2018 Template.pdf; Lead and Copper letter.pdf

Paul,

These are the items that are sent out to new property owners, that we call welcome letters. You can also visit the Timber Lakes water website at [www.timberlakeswater.com](#). They are currently involved in the lead and copper survey, which has a much better picture on the website. Water meter size options are 1", 1 1/2" or 2". Jody Defa is the Water Manager his email is [jodydefa@tlwssd.com](mailto:jodydefa@tlwssd.com). Please understand that this is a very busy time of year for the water department.

Thank you,

Candy

TLWSSD

435.654.0125

Welcome to Timber Lakes Water Special Service District !!

VERY IMPORTANT dates to remember are: The 5<sup>th</sup> of the month billing is done in arrears and bills are sent out Via mail or email. There is an option of paper or paperless billing. Your bill can be viewed at [www.xpressbillpay.com](http://www.xpressbillpay.com) , you will need your account #.

The 25<sup>th</sup> of the month your bill is ALWAYS due on that date.

The last day of the month. If the account is NOT current, a \$ 25.00 late fee will be added at the next billing cycle.

Payment options: Call the office to pay by phone 435.654.0125, Mail a check to: PO Box 579, Heber City, UT. 84032, Set up auto pay payments, or make a one-time payment at [www.xpressbillpay.com](http://www.xpressbillpay.com)

Contact information: Email: [timberwaterssd@msn.com](mailto:timberwaterssd@msn.com) or 435.654.0125

Mailing address: PO Box 579, Heber City, UT. 84032

Physical address is: 450 West 910 So. # 100, Heber City, UT 84032

Visit the Website for more information: [timberlakeswaterssd.com](http://timberlakeswaterssd.com)

If you have a water emergency, call the office. If after hours or on weekends call the office voicemail message at 435.654.0125 for an on-call name and number at the end of the message.

Timber Lakes Water has water rights for culinary water ONLY with the State of Utah.

Timber Lakes Water DOES NOT have ANY water rights for irrigation with the State of Utah.

Therefore, your water is to be used for culinary purposes. Thank you 😊

Backflow assemblies located on the property require annual testing, by a certified tester. Once a passing test is complete, a copy of the test must to be returned to the water office, to be kept on file with your account.

Please provide a phone number and an email address to the water office, in case of emergency or a water leak.

Your TLWSSD account number: \_\_\_\_\_ Lot # \_\_\_\_\_

Your bill will NOT be available to view on Xpress until the \_\_\_\_\_ of \_\_\_\_\_ 20\_\_\_\_\_

Thank you,

Candy

TLWSSD

On March 2, 2023, the annual Utah Water Taste Test, sponsored by Rural Water of Utah, wrapped up in St. George, Utah. A panel of judges dipped into tap water from forty-four rural communities around Utah. Judges based their decisions on clarity, smell, and taste. Timber Lakes Water Special Service District won first place in the competition for the best water in Utah. The District supplies water to the homes in Timber Lakes, a gated subdivision, located seven miles east of Heber City, in the far western slopes of the Uinta Mountains.

On February 7, 2024, in a contest that is sponsored by the National Rural Water Association in Washington D.C., water from the Timber Lakes water system was judged against samples from rural communities around the country to see who has the best tasting water in the nation. Timber Lakes water came in 6<sup>th</sup> out of 41 in the nation.

# Water Matters

The purpose of this document is to update our customers about important Timber Lakes water items.

## Who We Are

We are the Timber Lakes Water Special Service District (TLWSSD), also known as the Water Company. Our mission is to provide safe drinking water to our customers in Timber Lakes Estates. We comply with State and local regulations covering culinary water. We are an agency of Wasatch County but receive no County funding. Our operations and assets are all funded by the payments we receive from your monthly water bill and any special charges like meter installation, etc. Our operations are overseen by a board of directors appointed by the Wasatch County Council, comprised of Timber Lakes property owners and one member of the County Council.

## Water Sources and Bacteria Sampling

We sample water according to a plan approved by the Utah Division of Drinking Water (UDDW). Generally, each set of monthly tests are taken from a sampling point from individual water sources. For example, the upper end of the Timber Lakes is supplied six springs (Lone Pine 1-6). The middle of the subdivision is supplied by Cove East and Cove West Springs. The lower part of the community is supplied by Look Out Mountain Spring. All nine springs are interconnected and can mix during heavy flows. Tests are taken throughout the three areas. We are required by the regulations to take one bacteria sample per month but take three to five monthly samples to help ensure water quality.

## Water System Update

As you may recall, our water crew recently rebuilt Look Out Mountain Spring, the best producing source we have. Basically, everyone who lives below Aspen, including the West side, is supplied water from Lookout Mountain Spring. This spring was initially developed in the early 1980s and needed to be updated to current standards.

## Water Taste Test

Before the redevelopment, flow from Look Out Mountain Spring averaged about 60-80 gallons per minute (gpm) and is now producing over 100 gpm. In March of 2021, water from the Lookout Mountain Spring water was entered in the annual competition at the Rural Water of Utah Convention. Our water took second place for best taste, smell, and clarity. In March of 2023 the water was entered again and won FIRST place.

As part of the spring update, the UDDW requires monthly samples of the spring for a full year after turning it into the water system. These samples are in addition to regular samples required by UDDW. If you are interested, required sampling scheduling can be found at <https://waterlink.utah.gov/dwWater/>.

### Drought Conditions

Utah is experiencing the worst drought we have faced in decades. At present, our water sources are supplying adequate water and our tanks overflow more often than not. As the drought continues, flow from our springs will diminish. More customers connecting to the system will tax our water sources as well. To be proactive, the Timber Lakes Water Board has authorized Franson Engineering to submit plans to the UDDW requesting approval to redevelop the Lone Pine Springs, the oldest spring in the system. This spring was developed in the early 1990s. Hopefully, we can capture more water for the system. As the drought continues the Water District is looking forward to developing and capturing as much water as possible. Hopefully, we will obtain authorization to develop several more springs.

### Water Usage

In Timber Lakes, customers using over 10,000 gallons per year, use an average of 94 gallons per day (gpd), per household, excluding leaks. The UDDW requires us to have 400 gpd available for use. To date we have not had a problem providing water.

### Pressure and Elevation

Elevations within the Timber Lakes subdivision range from 6500 feet above sea level to 8500 feet above sea level. Whenever possible, a water storage tank (reservoir) is located higher than the homes it is designed to serve so that the water can flow by gravity. Gravity-flow systems tend to be more reliable during fires or other emergencies that result in power outages because they do not require electrical pumps to operate. All areas in our system are supplied by gravity flow. When needed, pumps boost water to reservoirs. Normally, pumping is not necessary and only occurs at night when water use is lowest. Sometimes, due to a fire emergency or construction in the area, high demand slows refilling of the reservoirs, which can result in reduced water pressure.

### Water Pressure

Water pressure is created by water forcing its way through the distribution system to your tap. Gravity is the most efficient way to bring water to your home.

Our service area is divided into sixteen "pressure zones" according to the elevation of your neighborhood. Although most household appliances are designed to work with water pressure between 25 and 120 pounds per square inch (psi), pressures in the Timber Lakes Water System can exceed 200 psi.

The water pressure at your home will depend on the elevation of your home, your proximity to the reservoir, and the pressure reducing valve (PRV) which serves your home. The closer you are to the elevation of the reservoir serving you, the lower your pressure will be. Similarly, the lower your home is in relation to the reservoir, the higher your water pressure. Correspondingly, the closer the elevation of your particular home to the lower side of the PRV serving your home, the lower your pressure will be. The closer the elevation of your home to the elevation of the upper side of the PRV, the higher your water pressure will be.

### Pressure Regulators

Some areas may have high water pressure, which can cause household appliances to malfunction. In accordance with the TLWSSD Connection Agreement and local building codes, Timber Lakes homes need to have an installed PRV. This valve protects your home from high water pressure. Often, fire sprinklers require a separate pressure regulator, so homeowners need to ensure fire sprinkler systems are also protected by a PRV.

State and local regulations require each Timber Lakes homeowner to have and maintain adequate PRVs. Each PRV must be tested by a state-certified inspector each year. We request you forward us copies of your annual certified test results so we can show compliance with the regulations.

The PRV is a bell-shaped device, typically installed on the inlet piping for your home. The manufacturer typically presets the regulators at about 50-60 psi. In most cases, they do not need to be adjusted. Incorrectly adjusting the regulator could cause water pressure that is either too low or too high. TLWSSD cannot make repairs or adjust pressure regulators because they are considered part of a homeowner's private water system. We recommend you have a qualified plumber make any necessary adjustments.

**Remember, it is the responsibility of each homeowner to make sure that pressure regulators are installed and working correctly. The Water Company is only responsible from the main line to your water meter.**

## Conserving Water

The Timber Lakes Water Board of Directors offer the following suggestions to help conserve water:

- ✓ Only run the washing machine and dishwasher with a full load
- ✓ Regularly check toilets and water softener system systems for leaks, listen for leaks, and make immediate repairs
- ✓ Turn off the faucet while brushing your teeth
- ✓ Turn off the water in the shower while soaping up
- ✓ Do not use culinary water outside
- ✓ Use a low flow shower head and faucet aerators [sold at most hardware or plumbing stores]
- ✓ Install a dual flush or low flow toilet or install a conversion kit on your existing toilet
- ✓ Catch your water when waiting for hot water to enter the line [use for indoor plants, etc.]
- ✓ Use a rain barrel to catch runoff water for any outside use (the State allows a residential homeowner to catch up to 2500 gallon of runoff per year — Rain barrels and the kits are sold at Tractor Supply, Amazon, Costco, and other places)
- ✓ Monitor your water usage weekly or monthly [report any higher-than-normal use to the Water Company to determine any potential leaks]

## Questions or Emergencies

If you have questions, please feel free to call our office at (435) 654-0125. If you have an after-hours emergency, call (435) 654-0125 for instructions on how to reach our on-call employee. If it is an emergency, please call us as soon as possible and do not wait until the next business day as our water is precious.

Thank you for conserving water.

The Timber Lakes Special Service Water District

# ANNOUNCING THE EASIEST WAY TO PAY YOUR BILL

Our new online bill pay option saves you time and gives you more flexibility in how you pay your bill.

If you have an Internet connection and an email address, you can now pay your bill online. You are also able to "opt in" to paperless billing and receive an email notification when your bill is ready to view. It's fast, it's easy, and you no longer have to write a check each month or find a stamp when it's time to send in your payment.

## HOW IT WORKS

We have partnered with Xpress Bill Pay, the premier provider for online bill payment.

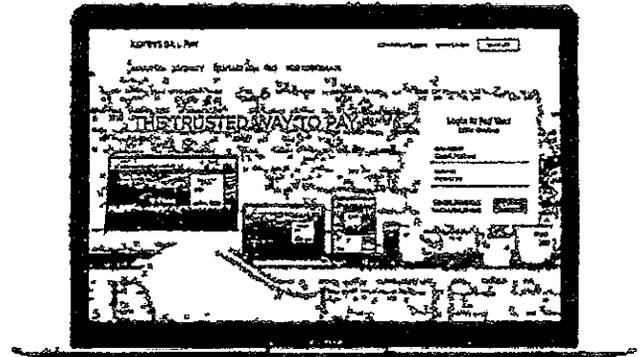
When you sign up for online bill payment you'll create a secure password that you use to access your personal account at [www.xpressbillpay.com](http://www.xpressbillpay.com). Every month we'll send you a reminder email to let you know when your bill is online.

Then, just log in through your Web browser or the Xpress Bill Pay Mobile App and view your bill. Select a payment type — credit card, debit card, or electronic funds transfer — enter the information, and you're done! It's that easy, and it only takes you a few minutes each month.

We're offering this service at the request of customers like you. Sign up today to see why so many people consider this method as the best way to pay their bills.

## ONLINE BILL PAYMENT FACTS

- To sign up for online bill payment, go to [www.xpressbillpay.com](http://www.xpressbillpay.com)
- You can pay your bills with a credit or debit card, or you can transfer funds directly from your checking account.
- You can pay your bill from anywhere. Customers outside the U.S. can contact our Payment Center anytime to make a payment or to set up an Auto Pay.
- After you complete the transaction, you can receive an email receipt to confirm the payment went through.
- You can view up to a year's history of your account online, so you can compare your current bill to a year ago.
- If you'd like, you can select the Auto Pay option and your bill will be paid automatically each month.



## WHAT TO DO NEXT

1. Go to [www.xpressbillpay.com](http://www.xpressbillpay.com)
2. Click on the "Sign Up" button on the top of the home screen. Fill in the email and password fields, then click in the "I'm not a robot" box and follow the prompts.
3. Complete the short registration form and click "Next."
4. Go to your inbox and open the verification email then click "Verify Email". Then select "Continue" to log in.
5. Select your billing organization and follow the prompts for linking your bill.
6. Once your bill is added to your account, you can add another bill, view and pay your bill online, or setup a recurring auto payment schedule.

## AND THERE'S MORE!

Although we encourage creating an account to get the most out of this new service, Xpress Bill Pay does offer Guest Checkout for those that are not yet wanting to set up an account.

To make a phone payment with a live operator, call 1-385-218-0343. This service is available in English and Spanish.

**xpress BILL PAY**  
[www.xpressbillpay.com](http://www.xpressbillpay.com)

## Report to Timber Lakes Water Customers

In 1995, the District Purchased the water system from Veigh Cummings. What did we purchase?

- A cabin retreat/summer only water system
- Summer only connections to 380 cabins
- 3 developed springs
- 2 storage tanks (108,000 and 400,000)
- 33 miles of substandard water lines (2-6-inch pipe, buried 2-3 feet deep)
- Inadequately spaced, undersized, and unmaintained fire hydrants

What has been done since we purchased the water system for \$10 in 1995?

- Upgraded our water system to provide water all year, not just in the summer
- Added three storage tanks (200,000, 500,000, 300,000 gallons)
- Developed an additional 6 springs
- Added basic telemetry for monitoring, installed radio read meters on all connections
- Replaced 30 miles of substandard piping, installed 300 new fire hydrants, 16 pressure reducing stations, and installed two pump stations
- Added \$10 connections

How Did We Finance What Has Been Done So Far?

- Property owners approved \$2.4 Million bond in 1998
- \$1.6 million to pay off Veigh Cummings for water rights
- \$.8 million to replace worst failing sections of the delivery system & spring development.
- Property owners approved a \$1.0 million bond in 2004 to replace failing pipe

- Property owners approved \$5.29 million assessment bond in 2011 to build two concrete tanks and replace 18 miles of pipe with appurtenances
- Property owners approved a \$724,00 revenue bond in 2011 to make up for a bank error in the final draw for the contractors and cover the assessment bond for pre-paids

### The Cost of Bonding and Waiting

- In 2002, the board proposed a \$3.5 million bond to replace aging water lines- Property owners said "NO!"
- In 2011- The cost to make this upgrade was \$5.29 Million
- It cost us an additional \$1.79 million to wait 9 years,
- By the time the bonds are paid off, bond interest will cost us over \$4.8 million

### What We Have Not Done, yet

- We have never saved up reserve funds to pay for capital asset replacement, nor have we increased our rates enough to meet bond coverage requirements
- The bank strongly suggested that we increase water rates by 30%, which we did not want to do

### What Have We done to Minimize A Rate Increase?

- Paid off the 1998 bond early, to save paying the last year of interest
- Refinanced 2011 bonds in October 2018 to reduce interest rate
  - Replaced 8.2% rate with 4.33%, which lowers to 3.42% over 5 years
  - Total estimated savings over the life of the bond is \$630,000
- Postponed capital improvement projects up to 5 years in order to set aside enough cash to fund them without having to bond again

	2023	2024	2025	2026	2027
<b>Monthly Base Rate:</b>					
Base System Maintenance Fee*	\$34.80	\$37.24	\$39.47	\$41.05	\$42.69
Water Delivery O&M Fee	\$27.69	\$29.35	\$30.52	\$31.44	\$32.38
Capital Fee Bond 2004	\$3.50	\$3.50	\$0	\$0	\$0
Assessment Bond 2011	\$31.11	\$31.11	\$31.11	\$31.11	\$31.11
Revenue Bond	\$2.95	\$2.95	\$2.95	\$2.95	\$2.95
<b>Volumetric Water Rates charged per 1,000 gallons</b>					
Tier 1: 0-5,999	\$6.00 per 1,000 gallons	\$6.36	\$6.61	\$6.81	\$7.02
Tier 2: 6,000-11,999	\$8.00 per 1,000 gallons	\$8.48	\$8.82	\$9.08	\$9.36
Tier 3: 12,000-29,999	\$10.00 per 1,000 gallons	\$10.60	\$11.02	\$11.35	\$11.70
Tier 4: 30,000-49,999	\$15.00 per 1,000 gallons	\$15.90	\$16.54	\$17.03	\$17.54
Tier 5: 50,000-79,999	\$25.00 per 1,000 gallons	\$26.50	\$27.56	\$28.39	\$29.24
Tier 6: 80,000-unlimited	\$32.00 per 1,000 gallons	\$33.92	\$35.28	\$36.34	\$37.43
*Combined lots will also be charged 50% of the Base System Maintenance Fee for each additional lot.					

## Lake Rockport Estates – Cost of Water

	2019	2020	2021	2022	2023	2024
<b>Income</b>						
Water Improvement Income			\$1,446.28	\$149,548.13		
Water Impact Assessment	\$10,500.00	\$6,000.00				
Water Connection Assessment	\$24,500.00	\$17,539.61	\$17,998.82	\$17,239.76		
Meter Lockout	\$200.00	\$400.00	\$1,100.00	\$500.00		
Water Usage Overage	\$3,311.37	\$811.00	\$3,227.46	\$2,376.02		
Service District Area 5	\$55,000.00	\$28,840.54	\$44,693.31	\$32,957.88		
Backflow Inspection	-\$543.83	-\$7,038.85	\$2,104.21	\$2,223.19		
<b>Total Income</b>	\$37,967.54	\$17,711.76	\$24,430.49	\$22,338.97		
income per gallon	\$0.0198	\$0.0101	\$0.0128	\$0.0120		
<b>Expenses</b>						
<i>Electricity</i>						
Electric 66763804 Main Well Pump	\$9,141.96	\$5,385.51	\$2,801.54	\$3,589.48	\$3,722.00	
Electric 348752125 Top Tank	\$1,730.72	\$1,345.30	\$1,258.62	\$1,829.89	\$1,875.00	
Electric 66765411 Booster Pump	\$3,157.98	\$2,199.67	\$2,504.54	\$3,570.62	\$2,718.00	
<b>Electricity Total</b>	\$14,030.66	\$8,930.48	\$6,564.70	\$8,989.99	\$8,315.00	
<i>Maintenance</i>						
Water Meters Maintenance	\$13,147.51	\$2,544.26	\$10,816.83		\$250.00	
Water System Maintenance	\$16,548.53	\$2,729.42	\$27,999.69	\$25,903.91	\$29,779.00	
Water Testing	\$321.00	\$141.00	\$135.00	\$441.00	\$232.00	
<b>Maintenance Total</b>	\$30,017.04	\$5,414.68	\$38,951.52	\$26,344.91	\$30,261.00	
<i>Fixed Costs</i>						
Water Shares	\$15,967.71	\$15,967.71	\$15,967.71	\$16,010.85	\$16,035.00	\$17,000.00
Interest Expense (DDW Reimbursable)	\$21,513.00	\$20,533.20	\$19,510.80	\$35,784.01	\$34,320.00	\$44,188.00
<b>Fixed Cost Total</b>	\$95,559.07	\$59,776.55	\$87,559.43	\$96,119.75	\$97,246.00	\$61,188.00
Gallons consumed/provided(estimated)	1,920,758.00	1,754,066.67	1,915,164.00	1,858,401.33	2,000,000.00	2,000,000.00
<b>Cost per gallon</b>	\$0.0498	\$0.0341	\$0.0457	\$0.0517	\$0.0486	\$0.0306

## Comparison – Cost of Water

### Current Water Rates

	Base Rate (per month)	Block 1 (per gallon)	Block 2 (per gallon)	Block 3 (per gallon)	Block 4 (per gallon)
Timber Lake Estates	104.15	\$0.0064	\$0.0066	\$0.0068	\$0.0070
Park City	55.24	\$0.0069	\$0.0091	\$0.0117	\$0.0165
Salt Lake City	14.15	\$0.0021	\$0.0029	\$0.0040	\$0.0042
Ogden City	27.73	\$0.0024	\$0.0036	\$0.0042	\$0.0047
Logan City	25.83	\$0.0017	\$0.0026	\$0.0026	\$0.0026
St. George	22.75	\$0.0013	\$0.0018	\$0.0021	\$0.0024
Heber	29.61	\$0.0000*	\$0.0030	\$0.0034	\$0.0038
Mountain Regional	72.09	\$0.0022	\$0.0056	\$0.0070	\$0.0110

*\*Heber provides the first 1000 gallons per month as part of the base rate*

### Comparative rates

*(Cost of a single-family residence using 1,250 gallons per month at the cheapest available rate)*

	Cost per gallon	Avg Cost Per Year	Avg Per month	Potential Income per year*
Timber Lake Estates	\$0.09	\$1,345.20	\$112.10	\$228,684.00
Park City	\$0.05	\$766.08	\$63.84	\$130,233.60
Salt Lake City	\$0.01	\$201.15	\$16.76	\$34,195.50
Ogden City	\$0.02	\$368.31	\$30.69	\$62,612.70
Logan City	\$0.02	\$334.86	\$27.91	\$56,926.20
St. George	\$0.02	\$292.50	\$24.38	\$49,725.00
Heber	\$0.02	\$356.08	\$30.37	\$60,533.18
Mountain Regional	\$0.06	\$866.49	\$74.79	\$147,302.45
Lake Rockport Est	\$0.01	\$175.00	\$14.58	\$29,750.00

*\*Based on the 170 active meters*

Note: Stagecoach is likely paying around 200+ dollars per month for water and the infrastructure assessment.

Statement to the Board of Trustees and Membership  
8/14/2024

Previous Board of Trustees and Members of the Association,

I am Wendee Aguilar, Lot 181-A. Joe and I are writing to address the recent rumors and misinformation that have been circulating unnecessarily on the mountain. We want to assure you that we have not sued anyone, nor do we have any intention of doing so. In the past, Joe and I begged the old board to engage with us and talk things through. Instead, they communicated false information which was not true. As a result, I decided to run for the board and try to make a difference in a different way. To clarify, Joe and I submitted a demand letter through our legal counsel asking the old board to change their practices, be responsible for the POA's money, and requested compliance to Utah Community Association Act as well as our own governing documents. Most of our concerns have been addressed, so we strongly feel these changes occurred for good reason. We hope that this statement clarifies the situation and dispels any rumors, doubts or concerns you may have.

Wendee and Joseph Aguilar  
#181-A

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- Desktop versions of Word, Excel, PowerPoint, and Outlook
- 1 TB of cloud storage per user
- Anytime phone and web support
- Copilot for Microsoft 365, available as an add-on<sup>3</sup>

Desktop, web, and mobile apps and secure cloud services:



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