

Meeting started at 6:02 PM

Present: Craig Simpson, Eric Linscheid, Maria Tucholke, Mark Stephans, Peter Shirley

NO RECORDING DONE DUE TO FORGETFULNESS OF CHAIR!

The board approved a will-serve letter for Moonrise development (Lots H and I) allocating **18 ERCs** for up to 15-16 houses plus a swimming pool, and authorized **\$5,000-\$6,000** for Sunrise Engineering to relocate Well 4 away from the development area. *123* Fire flow testing showed significant system improvements: **910 gallons per minute** on the west side and **650 gallons per minute** on the east side, exceeding San Juan County's 500 GPM requirement and potentially removing deed restrictions on commercial lots. *45*

Decisions Made

- **Will-serve letter approved** for Moonrise development (Lots H and I): 18 ERCs allocated based on 8.66 acres rounded to 9 acres, at 2 ERCs per acre per master plan; swimming pool counts as 1 ERC *2*
- **Sunrise Engineering authorized** to begin Well 4 relocation study for \$5,000-\$6,000 (not full \$10,000 study); well moving from between Lots H and I to west side near Wells 1 and 2 due to source protection zones and PUD conflicts *367*
- **Resolution 013-2026 passed** authorizing consolidation of Capital Reserve Fund and SRF Debt Service Fund for accounting purposes per state requirements *89*
- **March 26, 2026 minutes approved** *10*
- **Phase 2 will-serve letter deadline extended** to December 31, 2030 (from 2026); letter requires future developer to install all water/sewer infrastructure before connection to main system *11*

Financial Report

Profit & Loss (January–April):

- Total income: approximately **\$20,000** *12*
- **Repairs and maintenance:** \$12,195.72 for Austin Court 4-inch line replacement with blow-off valve and sampling stations; costs will be recouped from remaining \$33,000 of \$1.5M SRF grant *1314*
- **Water operator and lab fees** are largest ongoing expenses *15*
- **Fraud incident:** Debit card hacked; district fully reimbursed *15*
- **Well 3 pump replacement:** \$11,000 (completed last year, not on current P&L); increased flow from 7 to 23 gallons per minute; radionuclides now testing negative with 1-2 quarters remaining for state clearance *1617*

Infrastructure Projects Status

Completed since takeover (~20 original projects, 4-5 remaining): *18*

- Austin Court line replacement with blow-off valve and two sampling stations (east and west) *14*
- Well house/control house insulation replacement with spray foam and new heaters *18*
- 4-inch valve replacement on east side to open closed loop line *14*
- Well 2 pump repair and high flow pump repair on west side *19*
- Approximately 500 feet of 2-inch line and electrical cable for Well 3 *16*

Upcoming:

- Blow-off installation at bottom of Ryan's Court (10-foot trench, 2-inch line) within 1-2 months 20
- Steve Schultz to repair bottom cul-de-sac near dumpster after blow-off completion 20

Fire Flow Test Results

Fire Marshal, Sunrise Engineering, and district staff conducted testing last week: 4

- **West side:** 910 GPM with 50 PSI residual pressure 4
- **East side:** 650 GPM with 22 PSI residual pressure (minimum requirement is 20 PSI) 5
- System exceeds San Juan County's 500 GPM requirement 3
- Fire Marshal noted system is **better than most small systems** in the area 5
- **Deed restrictions** on commercial lots may be removed by Fire Marshal, improving development feasibility and fire insurance access 5
- East side booster pump needs minor work to improve residual pressure 5

Development Activity

Current interest in Wilson Arch: 21

- **Moonrise (Lots H and I):** 14-16 houses (2-3 bedroom) plus swimming pool; nightly rentals; large underground waste disposal system required by state engineering 2122
- **Lot E developer:** Proposes 10 dark sky viewing domes, swimming pool, and wedding venue; allocated 11 ERCs 21
- Total Wilson Arch build-out capacity: **114 connections** (currently 20 connections); some ERCs reduced due to lot combinations and commercial lot changes 223

Pending Confirmation

- **Policies and procedures ERC update tabled:** Board needs to review Utah Rules book for ERC equivalents for Airbnb, VRBO, hotel uses versus residential houses before incorporating into policies 24
- **Community water meter access:** PDF file ready; BOD WARCA will send individual emails with meter ID and account numbers by next Friday for residents to create accounts and view readings 25
- **Lot F road easement issue:** Illegal road currently crosses Mia's property; original road placement not recorded with county; requires future resolution between property owner and HOA 262728

Action Items

- **BOD WARCA:** Send water meter access instructions and credentials to all 20 connections by next Friday 25
- **BOD WARCA:** Text Mark Stevens the AC email address (ACwork@gmail.com) for shed building application submission 920
- **BOD WARCA:** Notify Sunrise Engineering to begin Well 4 relocation study 29
- **Craig (cwsim):** Upload signed Resolution 013-2026 to state accountant's office 9
- **Craig (cwsim):** Coordinate Ryan's Court blow-off installation and cul-de-sac repair 20
- **Board:** Update and re-record Phase 2 will-serve letter with new 2030 deadline with San Juan County 11
- **Board:** Record approved Moonrise will-serve letter with San Juan County 30

Developer Responsibilities

Per will-serve letters: 3031

- Developer pays for all water hookup and large underground waste disposal system installation 30
- Developer reimburses actual costs including general manager hourly time (Sam Long) for monitoring and oversight 31
- Developer pays Sunrise Engineering for ongoing review of proposals and technical input 31
- No connection to main line until state and county septic rules met 30
- Septic system size may limit actual number of houses developer can build 2230

Board Comments

- Water system can now bypass east and west sides for maintenance without downtime; email notifications sent when necessary 32
- HOA hired Ron for grading work; recycled asphalt wrap completed at arch 33
- One notice of lien issued to property owner in 4 years of district operation 28
- Water District authority limited to water and sewer; HOA and Architectural Committee handle design, development decisions, and ERC allocation enforcement 22

Next Meeting

June 18, 2026 at 6:00 PM 20