



Bona Vista Water Improvement District

2020 W 1300 N, Ogden, Utah 84404

Phone (801) 621-0474

Board of Trustees Meeting Minutes

Date: Monday, July 27, 2026

Time: 2:00 p.m.

Location: Bona Vista Water Improvement District Office

Board Members Present:

Ronald Stratford, Chairman

Mayor Roger Shuman

Mayor Les Syme

Mayor Phil Meyer

Mayor David Bolos

Electronic Attendees via Zoom/Telephone:

Mike Miller – Member of the Public

Excused Attendees:

n/a

Staff Members Present:

Matt Fox, General Manager

Kenny Hefflefinger, Assistant Manager

Shauna Gilchrist, Clerk/Admin Manager

Chris Crockett, Legal

Guest Presenter:

Doug Child – FJ & Associates

Mr. Farnes

1. Call to Order

Chairman Ronald Stratford called the meeting to order at 2:00 p.m.

2. 2025 District Audit Review

District CPAs prepared the District's 2025 financial statements and submitted them to the auditors. The initial financial statement numbers were reviewed and compared with prior years and were determined to be comparable.

The District's overall financial position remained strong. Net position increased by \$5,697,481, from \$53,117,038 in 2024 to \$58,814,519 in 2025. Cash and cash equivalents increased by \$195,312, to \$24,252,606 at year-end. General, or unrestricted, cash increased, while restricted cash decreased primarily due to the completion of projects and payment of related liabilities. The District has no loans or debt.

Operating revenue increased, primarily due to an increase in water sales resulting from the establishment of new customer accounts. The District averages approximately 400 new connections annually. The District's net profitability also increased in 2025.

The District made significant capital investments during the year, with approximately \$5.76 million invested in new capital assets. Major projects included the Hot Springs Tank, Harrisville

Road Waterline, and other ongoing water system improvements. Land increased by approximately \$306,000. Retainage payable relates to retainage on a construction project that is currently in progress.

The ARPA grant was completed and fully paid out in 2025. The remaining ARPA funds were exhausted during the year, and the grant was a one-time funding source.

The review indicated that the District's rules, regulations, and internal controls were in good order, with no issues identified. Cash flow increased during the year, and cash was used appropriately for District operations and capital projects.

The auditors provided their contact information to the Board and are available to answer any additional questions regarding the financial statements or audit.

3. Discussion and Motion on Kyle Reese's Request to Upsize a Meter from ¾ x 5/8" to a 1" Meter to Service Parcel Nos. 19-038-0044, 15-009-0012

The Board discussed the large residential property, which includes multiple barns and a home exceeding 8,000 square feet. Due to the anticipated culinary water demand associated with the home and livestock, an upsized connection was recommended. The property also has secondary water available, and the requested upsizing is specifically for culinary water demand.

Motion: Mayor Shuman

Second: Mayor Bolos

Vote: Unanimous Ayes – Meyer, Syme, Stratford, Shuman, Bolos

Result: Motion carried.

4. Discussion and Action to Amend the District's Lease Agreement with Optic Loop

The Board discussed and formalized the understanding that Optic Loop will end its contract with Bona Vista no later than December 31, 2026, or upon acquiring all equipment necessary to transition to solar energy, whichever occurs first. Bona Vista will send them an invoice for the contract year 2026.

Motion: Mayor Meyer

Second: Mayor Shuman

Vote: Unanimous Ayes – Bolos, Syme, Meyer, Stratford, Shuman

Result: Motion carried.

5. Discussion and Action on a License Agreement with Sage Creek Infrastructure Financing

The agreement is to allow Sage Creek to complete any infrastructure development required if the contractor for the Sage Creek Development does not complete the work.

Motion: Mayor Bolos

Second: Mayor Meyer

Vote: Unanimous Ayes – Bolos, Syme, Meyer, Stratford, Shuman

Result: Motion carried.

6. Board Training

Training moved to a future meeting and additional correspondence.

7. Data Privacy Training

State of Utah Data Privacy Training video was presented to all board members and attending staff.

8. Closed Session to Discuss Strategy Regarding Pending or Reasonably Imminent Litigation

Motion: Mayor Shuman

Second: Mayor Syme

Vote: Unanimous Ayes – Bolos, Syme, Meyer, Stratford, Shuman

Result: Motion carried.

Reopened Session

Motion: Mayor Meyer

Second: Mayor Shuman

Vote: Unanimous Ayes – Bolos, Syme, Meyer, Stratford, Shuman

Result: Motion carried.

9. Approve Meeting Minutes from June 29, 2026

Motion: Mayor Meyer

Second: Mayor Syme

Vote: Unanimous Ayes – Bolos, Syme, Meyer, Stratford, Shuman

Result: Motion carried.

10. Review and Motion to Approve June 2026 Check Register

Motion: Mayor Shuman

Second: Mayor Syme

Vote: Unanimous Ayes – Bolos, Syme, Meyer, Stratford, Shuman

Result: Motion carried.

11. North Ogden Well Protest Update

Matt, Kenny, Chris, JUB engineers, and Don Barnett, a consultant hydrologist and geologist, traveled to Salt Lake City to present to the State of Utah Division of Water Rights. The State Board indicated that a decision could be made within the month. Management will keep the Board updated as additional information is received.

12. Project Updates

- **Harrisville Road Project:** The contractor is behind the June 15 completion date. The contractor has been notified that the project needs to be completed before the Weber County Fair to ensure adequate traffic flow. If the project is not completed as required, the District may assess liquidated damages of \$1,000 per day beginning June 15.
- **Railroad Crossing Project:** Boring work is expected to begin September 2. This project will be completed by a contractor separate from the Harrisville Road project.
- **Procurement Discussion:** Questions were raised regarding whether the District's procurement policy could be amended to require bidders to demonstrate prior experience and/or allow the District to restrict contractors from bidding on future projects if they fail to satisfactorily complete work within an acceptable margin. Chris Crockett advised that provisions exist addressing contractor performance and that additional requirements could generally be incorporated into the bidding specifications.
- **Hot Springs Tank/Underground Wiring:** The State of Utah is scheduled to conduct an inspection on July 28. Two existing aluminum power wires, which were installed and backfilled years ago and run underground between Highway 89 and the new Hot Springs tank, were damaged. The wires broke, powdered out, and arced, causing the breaker to

blow. Approximately 1,000 feet of wire will need to be replaced, and conduit will be added to protect the wiring.

- **Tank Inspection/Water Loss:** The project is nearing completion. A suspected crack was investigated by a diver and determined to be a small spot that appeared larger due to water magnification. The spot was not a leak, hole or crack. There is no notable leaks in the tank. The tank is currently estimated to be losing approximately 2,000 gallons of water per day due evaporation.
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13. Water Report

Three wells are running. We are in line and we will see how long the drought lasts.

14. Staff and Board Comments

Shauna: Expressed her appreciation to Matt and Chris for their support, resources, counsel, research and representation on behalf of the District. They have been an invaluable asset to Bona Vista.

Meyer: Expressed he was impressed with the audit and how it represents the efficient management of the District.

Syme: I feel confident with the law suit and the documentation the District has done that allows for the representation to be comprehensive and well documented.

Bolos: Thank you and confident and direction of the counsel.

Shuman: Echoed Bolos sentiments.

Stratford: Expressed thanks to Bona Vista crews and the work they performed on the leak over the weekend with their quick response and taking care of it in a timely manner.

15. Adjournment

Motion: Mayor Bolos

Second: Mayor Stratford

Vote: Unanimous Ayes – Bolos, Syme, Meyer, Stratford, Shuman

Result: Motion carried.

Draft Minutes Submitted By:

Shauna Gilchrist
District Clerk / Administrative Manager

Date Submitted: August 27, 2026