

Hideout Local District #1
Board Meeting Minutes
494 S Main St Suite 320 Heber City
Monday, August 31, 2026 at 11:00 a.m.

Board Members & Staff Present

Dave Merrell, General Manager
Dean Heavrin, Board Member – via phone
Thomas Baxter, Board Member - via phone
Sherri Price, Treasurer
Brad Christopherson, Attorney for the District
Amy Anderson, Clerk

Visitors

Shane Smith
Steve Wallace (candidate for Board)
Kent Nomakowski
John Blamer
Miki Muller
David Radar

- I. **Welcome** - The meeting was called to order at 11:00 a.m. by Dave Merrell, General Manager. Dave took roll and then the meeting followed the set agenda.

II. **Public Comment:**

- a. John Blamer (representing other Golden Eagle Owners): John sent 10 detailed questions to Dave prior to the meeting via email that they wanted answers to. Brad said he would get them a written response. Amy will include a copy of the questions as part of the meeting documentation.
- b. Miki Muller: Miki (and a group of 100 other residents) are concerned about the new sewer billing change. He thinks that the owners may be paying twice for the same service and is therefore, worried about “double taxation.” Dave indicated that the Town of Hideout is still billing out the JSSD fee and \$20.09 for sewer and Dave had asked the town why they are still billing for that; however, Dave hasn’t received an answer yet. He will send a letter to the mayor. Brad said that HLD1 will be having another meeting at the end of September, and we are hoping to have answers to all the questions and be completely transparent with you. HLD1 will be working with the Town of Hideout as well. Currently, we are in a period of transition, and we will work through it legally & with transparency. The agreement made between the Town & HLD1 was limited in scope to the Golden Eagle Subdivision so it doesn’t effect everyone within the district.

- c. David Radar: his concern is about property value. Trying to understand how this decision was made without notification to any residents. He received no notification of this change of sewer management/billing and was concerned that the residents were never notified. Brad said that the Board of trustees and the Town of Hideout have both approved and discussed this change at previous meetings over the past year or so. Notice was given via these public meetings and these meetings were posted publicly.
- d. Damien Tiatiano: Damien's concern is logistics. As an architect by trade, he would like to see the storm drain plan by Dave Erichson and wants to know where these are recorded. He would like a copy including contracts for the scope of work. He would like to know who he should contact? Brad asked if he checked with the Town of Hideout and Damien said that the Town told him that they never received them. Brad hasn't been with the HLD1 very long so he isn't sure who was responsible for these documents or who has them. Dave & Brad found it hard to believe that the Town wouldn't have a copy but said we would accept a GRAMA request to obtain this information. Damien said he had GRAMA requested this information from the Town & the only plans they didn't have were of Golden Eagle. Brad said we would respond to a GRAMA request.

III. **Consent Agenda:** Dave asked if everyone had a chance to review the previous meeting minutes that were sent to them. No one had any questions. Dean made a motion to approve the minutes. Thomas seconded it. All were in favor.

IV. **Public Hearing for Annual Budget:** Dave asked if the Board had a chance to review the proposed budget and asked if anyone had any questions? Dean & Thomas said that they had received it and they had no questions. **Open for comments:** Miki Muller said that the budget wasn't on the website and that he didn't have access to it prior to the meeting. Brad said the Budget hearing was posted on the 20th & budgets have been available at request or in the office because our website is under revision. Amy indicated that she had emailed one at request and copies were available at the front desk. Brad said the approved budget would be posted with the State auditor after the meeting as required and indicated that we were working to have the new website up soon with all pertinent information and documents available. He asked for patience as we went through this transition period. Dean made a motion to close the public hearing. Thomas seconded it. All were in favor. Thomas made a motion to approve the budget as presented. Dean seconded it. All were in favor.

V. **Action Items:**

- a. Applicant for Board Vacancy & Appointment of Replacement Trustee – the only application for trustee was Steven Wallace. Steven is the agent of an owner of real property located with the HLD1 boundaries. Thomas made a motion to approve Steve to Board vacancy. Dean seconded the motion. All were in favor.

- b. Brad will answer the 10 emailed questions by the next meeting. We will also address the design documents for Golden Eagle including how to better include the Golden Eagle residents at the next meeting.
- VI. The next set Board meeting is moved from our regular week & will be held September 28th @ 1:00 p.m.
- VII. Adjournment – Dean made a motion to adjourn the meeting. Thomas seconded it. All were in favor. Time was 11:50 a.m.