

COOL SPRINGS MUTUAL WATER COMPANY ANNUAL MEETING, OCTOBER 1, 2018

The meeting was held at the Murray City Library auditorium. It was called to order at 7:00 p.m. by Carolyn Bowles, President. Board Members present were: Carolyn Bowles, President, Jim Thomas, Treasurer, Nan Kemp, Secretary, and Jay Judkins, Board Member. Paul Ewert, President of the Beaver Springs Ranch Association, presented the report from the HOA. The following items of business were discussed:

1. Carolyn welcomed everyone, introduced herself and the other Board Members, and thanked all for coming. (About 50 shareholders attended this meeting, and 35 mail in ballots were received.)
2. We have had another good year with few problems. There have been no leaks in the system and water samples have been good.
3. We have a system set up so that a signal is sent to the well pump house when the level in the storage tank drops to a certain level. The pump then starts pumping water from the well. This happened twice this year, on the 4th of July, and on Labor Day weekend, when the usage was high. It is good to know this works just as designed to keep up with demand.
4. Jay, who collects water samples, reported that the spring is now down to a trickle.
5. We are in good financial shape, as you will note in the financial reports sent to you.
6. Farley Eskelson has plans and is preparing applications to the Corps of Engineers and Summit County for the work we wish to do this fall. We want to replace the pipe that crosses the river by the main bridge. We also want to replace the pipe that crosses the Smith Morehouse River at the east end of Morehouse Lane. It is necessary to obtain these permits before we can do any work in the river. If the timing is not right to complete the work this fall, then it could be done in early spring before the run-off. Hopefully there will be a run-off. We have been accumulating money these past few years to pay for this work.
7. We are also installing a cement vault between the spring and the first storage tank. The purpose of this vault is to house a meter to measure the spring flow. The state has asked us to do this. The vault is big enough that if and when we are required to install an automatic chlorinator, it will also go in this vault. Any questions so far.
8. A shareholder asked about the deterioration of the road near the river bank. Carolyn reported that in the past individual owners have been responsible for their parts of the river bank, and that the HOA board has paid only for barriers

along the bridge. Carolyn referred the question to the H.O.A. because the Association is responsible for roads.

9. Continuing with the published agenda:
10. The 2017 Annual Meeting Minutes were sent to you last January. Any corrections or questions? Motion to accept seconded, and minutes accepted.
11. Financial Reports were sent with the meeting notice. Any questions? Motion to accept seconded, and reports accepted.
12. One board position was open this year, and we had one nominee, Jim Thomas. All ballots collected, two volunteers reviewed ballots for write-ins or comments, then the count of ballots was submitted. Jim Thomas was elected.
13. Carolyn turned the time over to Paul Ewert, the Beaver Springs Ranch H.O.A. President. Paul presented the following:

Road Maintenance

- Road Maintenance was completed 5/7-18 this year. There was less work necessary than anticipated, and there is some money left in reserve.

Main Gate

- Keep gate closed and locked/if found open, close and lock it.
- It has been locked more this year than in the past.
- An incident on 9/15 resulted in a broken lock.
- Work on an electric gate started this week.

Keys

- Metal keys will no longer be used.
- A family-specific, temporary gate access code will be mailed or emailed to Association members next week.
- Temporary code will be good for a couple of months to allow time for families to receive their physical key(s)
- Please be certain the Association has your current address/email.

Fire Restrictions

- Fire restrictions were imposed by the State Forester on July 3rd.
- This was not a complete burn ban: Fires in improved fire pits are still allowed.

Summit County/DNR Fall Cleanup/Chipping

- Spring cleanup was Saturday, June 2nd.
- Thank you to everyone for your property cleanup.
- DNR chipping was on the mountain July 18th. They were not able to complete everything because of equipment failure, and they are not expected to be back this fall due to all the fires.

New website/access/postings

- Providing information <http://beaverspringsranch.com> now you can subscribe to be notified of new posts on the website.
- Facebook page for outward notifications (facebook.com/beaverspringsranch)
- Residents' Facebook group: Search for "Beaver Springs Ranch Residents".
Please be civil!

Weather Changing

- Please winterize your cabins.
- Main gate restrictions - expect the gate to close around Thanksgiving - after the closure - no personal vehicles, snow vehicles only.

2018 Board Elections

- Interested? - contact Paul Ewert - info on the BSR website.
- Two positions are open. (Claire and Randy)

Speeding Committee

- There is a letter going out next week that will include an invitation to join a special Speeding Committee. This group will address the issue and make recommendations.

Renting

- Renting is **not** restricted by BSR. Please consult local ordinances and regulations.
- Some speeding and gate issues are being improperly blamed on renters. At least one case is known in that the reported culprits were actually the owners.

Thank you for:

- Property cleanup
- Reduced speeds on roads
- Courtesy to walkers
- Looking out for and helping each other

Questions

- About rentals - should we canvass the membership to discern how owners feel about rentals?
- Many concerns were expressed about the electric gate. Here is a summary of the answers Paul gave:

There is no assessment necessary for the new gate. The metal gate will stay, and the snowmobile gate will have a walk through and camera. It will be easy to update codes and names, and the codes will be recorded and easily researched. Temporary codes will be given to contractors. Emergency vehicles will only need to sound the siren to open the gate. There will be a battery backup and emergency documentation to open the gate. Karl Lund has graciously

volunteered to help with gate problems, and we have two board members who live full-time on the mountain, but there is no guarantee these folks will be in BSR and available 24/7. That would be an unreasonable expectation to have for anyone. The gate will be operational by late October or November.

- Concern was expressed about dogs being off leash. Paul stated that Summit County Animal Control will come to Beaver Springs Ranch if called.

Carolyn closed the meeting with reminders to winterize homes, turn off water, and report any leaks you see to a Board Member. Thanks to all for coming. Meeting adjourned 8:00 p.m