



**Sky Hi Domestic Water Improvement District**  
**Board of Director's Scheduled Meeting January 17, 2024**  
**Meeting Minutes**

Board of Directors meeting chaired and called to order by the Chairman Bill Lucas on 01/17/2024 at 1:07 PM.

In attendance: Bill Lucas, Kathy Little, Maury Williams, and Brian Uren (via phone).

Call to the public: Mike Fraiser with DW Tower, LLC (via phone), Todd Daoust, Laura Maxwell, Robert Winter, Bruce Sparrow, Donna Krug, Don Krug, Judy Wygal.

The Chairman reviewed the October 25, 2023 board meeting minutes. The Chairman gave a short review of the minutes, focusing on financial, water works and cell tower update. Chairman Bill Lucas motioned to approve minutes, Maury Williams accepted motion, Kathy Little seconded. Minutes approved unanimously and signed. Chairman Bill Lucas signed for Brian Uren via phone.

Chairman Lucas opened discussion for tower lease option and gave the following synopsis: \$950.00 per month use permit, 5 year term that will auto extend, \$200.00 per month per additional tenant, DW Tower LLC to insure tower, if tower is removed property to be resorted to original condition 36" below grade, DW Tower LLC to meter own power, 10% rent increase per escalation clause, 90 year total term of lease, review of plot plan, architecture to match existing well/pump house, confirmed no noise pollution, visual of proposed "tree" with antennas, Verizon to be anchor tenant at top of tower, max height of tower 75' per Navajo County, sample bark clad and foliage on display at pump house.

Chairman Lucas opened floor for questions:

- 1: Will fiber optic be installed? Verizon to bring fiber optic to corner of Sky Hi Retreat via Frontier Communications
- 2: Will tower be 4 or 5G? Tower geared more for 5G.
- 3: When will additional tenants be on the tower? Very soon.
- 4: Timeframe on start/completion? Todd said this would be hard to define right now. Once the lease is signed then a timeframe can be provided.

End of call to public

Treasurer's report: Treasurer Maurice Williams reviewed the 2023 and stated goals met for budget and nothing is out of line, but insurance costs increased. \$1903.00 unaccounted for and Maurice Williams to ask Stephanie Erwin to clarify difference. Current account balance is \$179,225.00. Treasury report attached.

Water Works: Kathy Little reported system working as normal. Meters are estimated at this time due to snow. Water district owns a total of 3 lots as the first two were not originally combined. Form filed on November 30, 2023 to combine all 3 lots. Navajo County to inspect and complete land evaluation. Barry Havill turned over his business to Travis. Water report attached.

Admin Report: No grant for generator. Brian Uren did question adding a transfer switch for generator of future needs arise. Brian Uren to work on quotes for future discussion.

Chairman Report: Bill Lucas stated 3 board members just appointed and terms are good for 4 years. Bill Lucas and Kathy Little terms expire in November 2024. Kathy Little motions to keep current board members and their positions as follows, Bill Lucas as Chairman, Bill Bro as Vice Chairman, Maurice Williams as Treasurer, Kathy Little as Water Works Chief. and Brian Uren as Secretary. Maurice Williams seconds. All in favor, carries unanimous.

Old Business: Chairman Lucas reviewed resolution document with DW Tower, LLC. Maurice Williams motioned to make William J Lucas (Bill Lucas) authorized signor on resolution for DW Tower, LLC lease agreement. Kathy Little second, all in favor, motion carries unanimous.


New Business: 2024 proposed budget by Maurice Williams, updated number to be provided for minutes. Bill Lucas makes motion to approve 2024 budget as outlined on budget worksheet 2024. Kathy Little second, all in favor, motion carries unanimous. Stephanie Erwin submitted new contract for her services. Postcard mailings increased to \$900.00 from \$750.00. effective January 2024. Bill Lucas makes motion to approve Stephanie Erwin's proposed contract. Maurice Williams second, all in favor, motion carries unanimous. Kathy Little to send postcards updating progress of cell tower.

Bill Lucas stated next meeting will be April 3, 2024 @1:00PM at the pump house.

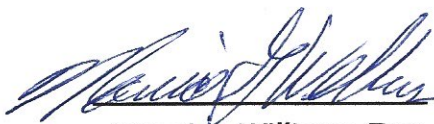
Bill Lucas adjourned meeting at 3:02PM..

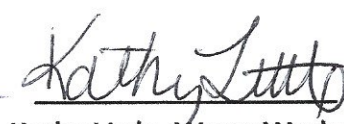
END

Signed to approve these minutes and actions:

  
Bill Lucas, Chairman

  
Bill Bro, Vice Chair

  
Maurice Williams, Tres.

  
Kathy Little, Water Works Chief

  
Brian Uren, Sec.