

MINUTES

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT
January 15, 2026

In accordance with the requirements of Utah Code Annotated Section 52-4-7(1)(d), the District records in the minutes the names of all citizens who appear and speak at an open Board of Trustees Meeting and the substance "in brief" of their comments. Such statements may include opinions or purported facts. The District does not verify the accuracy or truth of any statement but includes it as part of the record pursuant to State Law.

This meeting is recorded. *The recording of this meeting can be found on the Public Notice Website at utah.gov/pmn. Within three working days after the meeting date.*

A regular meeting of the Board of Trustees of Wolf Creek Water and Sewer Improvement District (WCWSID) was held on **Thursday, January 15, 2026**, at 8:00 a.m. in the business office located at 2580 N. Highway 162, Suite A.

Board Members Present: Miranda Menzies, Don Stefanik, Henry Huchel

Present via Zoom: Jon Bingham, Pam Young

Board Members Absent:

Others Present: Rob Thomas - General Manager, Annette Ames - Controller/Recorder, ShyAnna Chambers – Assistant, John Lewis & Rick Everson – EVO & Lewis Homes, Jason Fuller – 4661 E Creek View Dr.,

Present via Zoom: David Wright -Mabey Wright & James, Jon Schutz – Cohne Kinghorn

The regular meeting was called to order at 8:04 a.m. by Miranda Menzies

1. Jason Fuller explained to the board his continued issues with his sewer and the backflow valve. Rob Thomas and Annette Ames brought up the E1 pumping system again. The board discussed the valve issues as well as considering again the possible installation of an E1 pumping system as proposed previously and rejected by Mr. Fuller at that previous time. Rob will meet with Mr. Fuller about the valve.
2. Tim Hendrickson was not present
3. Rob Thomas updated the board that the reuse pond and dam walk-through went well with Dam Safety, and DWQ was generally pleased, but final paperwork approvals are still pending, and some punch-list items remain. Filling is delayed; the power installation was pushed by Rocky Mountain Power to late February. Initial filling will begin around March, with the remaining punch list work to be completed by the contractor, weather and mud dependent.
4. Rob Thomas updated the board that Osprey & the Bridges projects were shut down for winter, while sewer infrastructure continues at Cobabe Ranch. Rick Everson adds that the Osprey gravity line is complete and the Bridges sewer is complete except for the clean out.
5. Miranda Menzies and Rob Thomas discussed the pump meter at the Warm Springs well, monitoring by the accounting system meter failed around late November and a replacement meter has been ordered and expected to be installed the first part of next week. In the meantime, staff are relying on double metering (well meter plus overflow/back-up meter) and SCADA data, which appear sufficiently accurate for water-use reporting.

6. Miranda Menzies presented the request for 16 Sewer Only Can and Will Serve Letters requested by developers for Cobabe Ranch townhomes, phase 1 and phase 2, referencing the ESSA agreement. From June 2022. Don Stefanik made the motion to issue the 16 Sewer Only Can and Will serve letters for Cobabe Ranch townhomes, phase 1 and phase 2, once the easements and deeds have been reviewed and found to be complete. Henry Huchel duly seconded the motion, and the roll call vote was as follows:

Miranda Menzies Aye
Jon Bingham Aye
Don Stefanik Aye
Henry Huchel Aye
Pam Young Aye

7. Henry Huchel made the motion to table Resolution 25-9 Water Conservation Plan until February. Jon Bingham duly seconded the motion, and the roll call vote was as follows:

Miranda Menzies Aye
Jon Bingham Aye
Don Stefanik Aye
Henry Huchel Aye
Pam Young Aye

8. Henry Huchel made the motion to table the landscaping guidelines until February. Jon Bingham duly seconded the motion, and the roll call vote was as follows:

Miranda Menzies Aye
Jon Bingham Aye
Don Stefanik Aye
Henry Huchel Aye
Pam Young Aye

9. The minutes from December 11, 2025- Regular Meeting, December 18, 2025 – Emergency Meeting. Don Stefanik made a motion to approve the December 11, 2025, Regular Meeting, December 18, 2025, Emergency Meeting. Henry Huchel duly seconded the motion, and the roll call vote was as follows:

Miranda Menzies Aye
Jon Bingham Aye
Don Stefanik Aye
Henry Huchel Aye
Pam Young Aye

10. The December 2025 Financial Report, A/P & A/R, aging, and Bank Statement had been sent to the Board previously for review and presented for approval. Henry Huchel made the motion to approve and accept the December 2025 Financial Report, A/P & A/R, aging, and Bank Statement. Don Stefanik duly seconded the motion; the roll call vote was as follows:

Miranda Menzies Aye
Jon Bingham Aye
Don Stefanik Aye
Henry Huchel Aye
Pam Young Aye

11. Annette Ames updated the board on the leak at the WorldMark clubhouse and pool, which has been fixed. This has created a large usage decrease that has saved the District water and has pleasantly surprised both parties.
12. Rob Thomas reported to the board that he is wrapping up the SCADA system connection to the East Well and Burnett Springs in accordance with the agreement with EWWC and it seems to be functioning correctly.
13. Miranda Menzies accepted a motion to enter into a Closed Session. Henry Huchel made the motion to go into a Closed Session to discuss the purchase or Ownership of Water Rights, Land or Other Real Property, Personnel Matters, Imminent Legal Action, or Loan Applications at 9:37 a.m. Don Stefanik duly seconded the motion, and it was unanimously approved. Henry Huchel made a motion to reopen the regular meeting, and Don Stefanik duly seconded the motion, and it was unanimously approved. The regular meeting reconvened at 11:12 a.m. Don Stefanik made a motion to accept the items discussed in the Closed Session. Henry Huchel duly seconded the motion; the roll call vote was as follows:

Miranda Menzies	Aye
Jon Bingham	Aye
Don Stefanik	Aye
Henry Huchel	Aye
Pam Young	Aye

There being no further business, Don Stefanik made a motion to adjourn, Jon Bingham duly seconded the motion, and it was unanimously approved. The meeting was adjourned at 11:18 a.m.

The next meeting will be a regular meeting and is scheduled for Thursday, February 12, 2026, at 8:00 a.m. Wolf Creek Water and Sewer Improvement District Office at 2580 N. HWY 162, Suite A, Eden, UT 84310

Annette Ames
Secretary of the Meeting