

NORTH LAKE RECREATIONAL SEWER & WATER DISTRICT

MINUTES

Regular Monthly Board Meeting Friday February 13, 2026

REGULAR BOARD MEETING

1. Call to Order at 11:01am
2. Roll Call: The following directors were present: John Sommerwerck, Dave Bruce, Julie Switter, Michael Swanson and Chris Renfro.

Also present were: Cheryl Beach, Office Manager; Travis Pryor, Operations Manager; Trever Oakey, District Clerk; and Linda Halsey of White Peterson Attorneys, Representing North Lake. Craig Groves for Mountain Meadows Ranch and Elaine Murray.

3. Approval of minutes of preceding meetings:
 - a. January 9, 2026 **ACTION ITEM**: Julie Switter motions to approve the minutes as written and Dave Bruce seconds. All in favor
4. Treasurer's Report:
 - a. January 31, 2026 **ACTION ITEM**: Chris Renfro motions to approve the report as presented and Mike Swanson seconds. All in favor
5. Operations Manager's Report:
 - a. General Operations Update: The DEQ updated treatment permit is moving forward. There should not be major changes coming but additional monitoring of infrastructure is expected. District is searching for a new crane truck. Budgeted \$90k but not finding anything in that price range, looking more like the cost will be around \$115k. Travis will stay within the \$230k overall budget for vehicles to find a suitable crane truck. A new development near the District property has been approved through the City of Donnelly. The proposed development is not annexed into the District as it is within city limits. EDUs for the development will have to come through the District for approval.
6. New Business:
 - a. Discuss/Approve Conditions of Annexation for Mountain Meadows Ranch-Craig Groves **ACTION ITEM**: A final copy for Boards acceptance was distributed before the meeting. Legal, engineering and Groves are comfortable with the conditions as outlined. Discussed Late Comer Fees as an 8-year term and will start at substantial completion of the project and when a Will Serve letter is written. There will be a \$50 per EDU administrative fee given to the District. Mike Swanson motions to accept the Conditions of Annexation as written for Mountain Meadows Ranch. Julie Switter Seconds. Chris Renfro abstains from voting due to conflict of interest. A roll call vote was taken, all in favor.
 - b. Discuss/Approve Extension of Kurt Holtan as Board Special Advisor **ACTION ITEM**: John Sommerwerck motions to extend agreement for Kurt Holtan as Special Advisor effective January 1, 2026 to November 30, 2026. Julie Switter Seconds. All in favor.
 - c. Schedule Board Workshop. John Sommerwerck will coordinate a date with board members to have workshop to discuss Policy and Procedures Manual from attorney.
7. Adjournment **ACTION ITEM**
 - a. Motion by Board to adjourn: Chris Renfro motions to adjourn meeting and Julie Switter seconds. All in favor. Meeting adjourned at 11:35pm.