

**MINUTES OF THE BOARD OF DIRECTORS OF THE WOOD RIVER VALLEY  
IRRIGATION DISTRICT #5**

**JANUARY 12, 2016**

**1. CALL TO ORDER:** Director Jim White called the meeting to order as Director Jim Super was out of town. The meeting was called at 6:30, January 12, 2016, at the meeting place, 24 Gannett Road, Bellevue, ID.

**2. ROLL CALL TO ESTABLISH QUORUM:** Directors White and Sawrey were present, Director Super was out of town and unavailable to participate by phone.

**3. READING AND CORRECTION OF MINUTES FOR APPROVAL – 10/13, 10/22, & 11/10/15:** This was deferred until later in the meeting.

**4. PUBLIC COMMENT:** Clair Kasey requested that D45 send out emails with the meeting agenda. Director White advised that this time we do not have the means to do this for everyone. He offered to send an email to Ms. Kasey for future meetings. Director Sawrey wants to revisit the ability to send agenda by email.

**5. OLD BUSINESS:**

**Dir. Jim White (for Dir. Super):**

**a. Dir. Super declines to be President for upcoming year:** Jim White announced, and Jan Super confirmed, that Dir. Super informed Dir. White that he does not want to be President. Dir. Super does want to stay on as director for 2016-2017. Mr. White also announced that the district is required to elect officers at the first meeting in January.

**b. Administer oaths of office to Directors Sawrey and White:** Completed at prior meeting.

**c. Establish this Year's address for BOD meetings:** This is a continuation of previous considerations to house the BOD meetings. Dir. White stated that we are on a month-to-month at current location at no cost. There were comments about no bathroom or water. Dir. Sawrey will re-check offer from Mr. Lovas at Cove Ranch. Dir. Sawrey motioned to stay at current location subject to change. Dir. White seconded, motion passed.

**Dir. Jolyon Sawrey:**

**Standard Operating Procedures:** He has not done the research yet. Dir. White suggested that Dir. Sawrey contact our attorney, Andy Waldera, for templates from other water districts in the Boise area for their form of standard operating procedures.

**Dir. Jim White:**

**a. Status of Dion Water Bank Application:** Dir. White had a discussion with Roxanne Brown regarding the application. She sent an email to Sara Gardner advising that the application had

been technically denied due to incomplete application. Application was sent back to TID, completed, returned and should be approved.

**b. Joint works discussion: See below #6**

## **6. REPORTS**

### **D-45 Designated Representatives to the Board of Control Status Report:**

This became a lengthy discussion regarding the management of joints works, and the BOC, with BOC Rep. Jan Super, Dir. White and Dir. Sawrey.

There was discussion about the purchase of the new truck, and if it was in the budget – it is. Dir. White expressed concern about limitations of expenditures of the BOC and keeping control of costs, for example, tree removal, snow removal, the new truck. Dir. White wants a tight rein on the budget and expenditures of the BOC. Mrs. Super mention that the BOC approved a business credit card with limitations. Dir. White asked that Dir. Sawrey and Mrs. Super keep watch on BOC now and their spending to prevent BOC from getting ahead of themselves.

The discussion then centered around future payments to BOC. Mrs. Super recommended that we pay 2 months of expenses which included payroll and the new truck, which is \$6500 (includes a little buffer). Dr. Sawrey wanted to know if this would set a precedent (1, 2, or 3 month's expenses). Dir. White suggested that we are not setting a precedent. The D45 just needs to reevaluate the amount each month. Dir. Sawrey motioned to pay the recommended \$6500 to the BOC for 2 months of expenses. Dir. White seconded the motion. Motion passed unanimously.

The discussion then turned to the upcoming BOC Meeting Agenda regarding allowing Cade to individually contract with TID for work. There was mention that Atty. Al Barker would produce the agreement/document that would allow Cade to do work on an emergency basis. This document hasn't been reviewed by D45. Dir. Sawrey and Mrs. Super need to do homework and review the document. There was much concern from Mrs. Super about how do we account for Workers Comp. insurance for Cade while doing the TID work. Dir. White thinks that the root cause of this request has to do with "separate legs of the ditch", that wasn't included in the partition law and joint works. Dir. White will draft a proposal, have Dir. Super review, and email to Atty. Waldera for his views.

Mrs. Super said that the old truck will be sold "as is" for \$1200-1500.

**Secretary's Report:** Mr. Spinelli reported that the Statement of Financial Condition required by Title 43, Chap. 3, 43-324 will be published in the local newspaper prior to deadline of, on or before second Tuesday of February. The Certificate of Amount Collected will be developed by January 15, 2016 deadline. He also mentioned he is working on developing a Board of Directors meeting protocol procedures.

**Treasurer's Report:** Mrs. Spinelli reviewed the standard Accounts Payables. We have received over \$50,000 in assessments so to date.



## **7. NEW BUSINESS AND OTHER ITEMS THE BOARD DEEMS PERTINENT:**

### **Dir. White:**

**a. Scott Porter Water Bank Application:** Mr. Porter resides in Bellevue farms. Dir. White mentioned that prior applications have been approved with a 20% hold back. He feels comfortable with this for Mr. Porter's application. Dir. Sawrey agrees. Dir. White said that application needs to go to TID. Dir. Sawrey motioned that D45 approve and process Mr. Porter's application for water bank with a 20% hold back. Dir. White seconded. Motion passed unanimously.

### **b. D45 Board of Officers for 2016:**

**Secretary and Treasurer:** Mr. Spinelli was asked to continue as Secretary and Mrs. Spinelli as Treasurer. Both agreed. Dir. Sawrey motioned to appoint Mr. Spinelli as Secretary and Mrs. Spinelli as Treasurer. Dir. White seconded. Motion passed unanimously.

**President:** Dir. White mentioned again that Dir. Super did not want to be reelected as President. He mentioned that that he understands Mr. Super's wishes. Both Dir. Sawrey and White complimented Mr. Super for his service as President. Dir. Sawrey said that he wasn't interested in being the president. Dir. White said that he would be willing to serve as President. Dir. Sawrey motioned to elect Dir. White as President of D45 Board of Directors. Dir. White seconded. Motion passed unanimously electing Dir. White as President of D45 Board of Directors. There was then discussion about creating a Vice President position. Dir. White said that he believes it would be important to have a VP in the chain of command. Mrs. Super requested that this conversation be delayed until Dir. Super's return.

**c. Legislative Committee opportunities regarding IWUA:** This committee considers new legislation for water users. Atty. Waldera is on the committee. Mr. Waldera has assured us that he will alert D45 if any matter is important. Dir. Sawrey motioned to have Atty. Waldera represent us on the committee. Dir. White seconded. Motion passed unanimously.

**d. Smart Water grant opportunities:** Carry over until next meeting.

**e. Opportunities for coordination with Galena ground water district:** Dir. White spoke with the engineer for the Valley Club who is a member of the Galena ground water district. Dir. White believes that there is a role for D45 to play in the district, but not sure what it is. He wants to invite the engineer to a meeting for discussion. Dir. Sawrey concurred.

### **f. Discussion of planning opportunities for 2016, including, but not limited to:**

**1. "Dry lot" matters and related assessment authority:** The Directors asked that Atty. Waldera will look into the dry lot matter.

**2. Need for and preparation of "Notice of Irrigation Lien Rights":** When a property is sold with water rights, we have no way of knowing all the time. There may be assessments still owed. We need to find a way to track these. Dir. White wants this to be a priority. The Directors agree to have attorney Waldera look into the matter.

**3. Budget Control:** S.O.P. for payments (our 38%) is being addressed.

**4. Coordination with TID:** Not much happening with TID coordination. We still don't have a concrete board-to-board communication. Dir. White said that he would try to attend the next TID meeting.

**5. Protocol Officer:** Mr. Spinelli was re-appointed at the Protocol Officer for D45 Board.

**8. READING AND CORRECTION OF MINUTES FOR APPROVAL – 10/13, 10/22, & 11/10/15:**

Minutes October 13 & 22, were signed. Dir. Sawrey motioned to approve minutes of November 10, and December 8, to include the minutes of the annual Board of Corrections. Dir. White seconded. Motion passed unanimously.

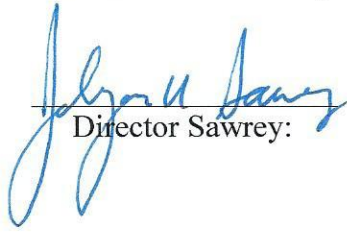
**9. SETTING DATE FOR NEXT MEETING:** February 9, 2016.


**10. EXECUTIVE SESSION:** Not required.

**11. ADJOURNMENT:** 8:23pm.

On a motion by Mr. Super, these minutes are unanimously approved on 2/9/16.

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Director Super:

  
\_\_\_\_\_  
Director Sawrey:

  
\_\_\_\_\_  
Director White:

**WOOD RIVER VALLEY IRRIGATION DISTRICT #45**  
**24 Gannett Road, Bellevue, ID 83313**  
January 14, 2016


Jim Spinelli, Secretary  
Wood River Valley Irrigation District #45  
P.O. Box 2223  
Hailey, ID 83333

In accordance with Idaho Statute, Title 43, Irrigation Districts, Chapter 7, 43-709, Delinquent Assessments – Certificate of Amount Collected, the following is submitted regarding the Certificate of Amount Collected for 2016 effective 12-20-15:

Total Assessment Levied: **\$111,029.74**

Total Funds Collected by December 20, 2015: **\$56,109.65**  
(Incl. 1<sup>st</sup> half installment)

Total Funds Delinquent as of December 21, 2015: **\$54,920.09**  
(Sum of Accounts where nothing was  
Paid by December 20<sup>th</sup>)

  
Shirley Spinelli, Treasurer  
Wood River Valley Irrigation District #45



been informed that the address of 185 GREY EAGLE DR. SUN VALLEY ID 83353, is commonly associated with said real property. Said sale will be made without covenant or warranty express or implied, regarding title, possession or encumbrances to satisfy the obligation secured by and pursuant to the power of sale conferred in the Deed of Trust executed by JEFFREY L. SUMMER AN UNIMARRIED MAN as Grantor(s), to FIRST AMERICAN TITLE COMPANY, as Trustee, for the benefit and security of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR LERMAN BROTHERS BANK, F.S.B. A FEDERAL SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 11/23/2004, recorded 11/23/2004, as Instrument No. 512365, official records of Blaine County, Idaho. Please note: The above named Grantor are named to comply with Idaho Code Section 45-1505(d)(2) no representation is made that they are, or are not, presently responsible for the obligation. The default for which this sale is to be made is the failure to make monthly payments when due from 9/1/2015 and all subsequent monthly payments thereafter, including installments of principal interest, premiums, advances, plus one charge monthly with under the note secured by the aforementioned Deed of Trust, Deed of Trust and as allowed under Idaho Law. The sum owing on the obligation secured by said Deed of Trust as of 12/16/2015 is \$51,191,003.33 including interest, costs, fees, including trustee and attorney fees and costs, and expenses actually incurred in enforcing the obligation thereunder or in this sale and to protect the security associated with the Deed of Trust as authorized in the Note, Deed of Trust or as allowed under Idaho Law. Postage, interest, late charges, fees, costs and expenses continue to accrue the total amount due varies from day to day. Hence, if you pay the amount shown above, an adjustment may be necessary after receipt of funds to satisfy the cost. For further information, write the Trustee at 4375 Calaveras Drive, Ste. 200, San Diego, CA 92117, or call 619-594-2036 DATED: 12/16/2015 SYDNEY K. LEAVITT, F.S.B., a member of the State Bar of Idaho, of Adelphi P.C., LLP, successors to Pitt Duncan, LLP as a result of the merger of Pitt Duncan, LLP and Adelphi Commercial, LLP.

PUBLISH  
IDAHO MOUNTAIN EXPRESS  
JAN. 6, 13, 20, & 27, 2016

## NOTICE OF TRUSTEE'S SALE

TS No. ID-15-880440-TD NOTICE IS HEREBY GIVEN that on 5/28/2016 at the hour of 10:30 AM at said sale. On the front steps of the west side of the Old Courthouse Building, 206 1st Avenue South, Hailey, ID 83333, said Trustee will sell or public auction to the highest bidder, for cash in lawful money of the United States of America, all payments at the time of sale the following described real property situated in the County of BLAINE, State of Idaho and described as follows: TRAIL CONDOMINIUM UNIT 607 OF BUILDING A1 AS SHOWN ON THE CONDOMINIUM MAP FOR TROLEAN CONDOMINIUMS, RECORDED AS INSTRUMENT NO. 286407 AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION AND COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS FOR TROLEAN CONDOMINIUMS RECORDED AS INSTRUMENT NO. 286407 AS SUPPLEMENTAL RECORDED AS INSTRUMENT NO. 329395 & CORRECTED BY INSTRUMENT NO. 329392. AMENDMENTS RECORDED AS INSTRUMENT NOS. 374817 AND 446360, AND RESTATED DECLARATION RECORDED AS INSTRUMENT NO. 373000, RECORDS OF BLAINE COUNTY, IDAHO. The Trustee has no knowledge of a more particular description of the above-

WOOD RIVER VALLEY IRRIGATION DISTRICT #45  
BALANCE SHEET AS OF OCTOBER 31, 2015

ASSETS	06/30/15
Cash/Accounts Receivable	4,272.57
Due from 2nd - 3rd	4,272.57
Total Current Assets	8,545.14
Accounts Receivable	9,835.00
Total Assets	18,380.14
LIABILITIES	
Due from 2nd - 3rd	4,272.57
Due from 4th - 5th	4,272.57
Due from 6th - 7th	4,272.57
Due from 8th - 9th	4,272.57
Due from 10th - 11th	4,272.57
Due from 12th - 13th	4,272.57
Due from 14th - 15th	4,272.57
Due from 16th - 17th	4,272.57
Due from 18th - 19th	4,272.57
Due from 20th - 21st	4,272.57
Due from 22nd - 23rd	4,272.57
Due from 24th - 25th	4,272.57
Due from 26th - 27th	4,272.57
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Due from 30th - 31st	4,272.57
Due from 32nd - 33rd	4,272.57
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Due from 36th - 37th	4,272.57
Due from 38th - 39th	4,272.57
Due from 40th - 41st	4,272.57
Due from 42nd - 43rd	4,272.57
Due from 44th - 45th	4,272.57
Due from 46th - 47th	4,272.57
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Due from 554th - 555th	4,272.57
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Due from 582nd - 583rd	4,272.57
Due from 584th - 585th	4,272.57
Due from 586th - 587th	4,272.57
Due from 588th - 589th	4,272.57
Due from 590th - 591st	4,272.57
Due from 592nd - 593rd	4,272.57