

**MINUTES FOR THE BOARD OF DIRECTORS OF THE  
WOOD RIVER VALLEY IRRIGATION DISTRICT #45  
January 14th, 2025**

- 1. CALL TO ORDER:** Director Clark called the meeting to order at 6:30 p.m., January 14th, 2025, at the meeting place, Clearwater Landscaping, Kingsbury Lane, Bellevue, ID.
- 2. ROLL CALL TO ESTABLISH QUORUM:** Director Clark, Director Berman, and Director Casey were present.
- 3. READING AND CORRECTION OF MINUTES FOR:** Director Clark attested to the meeting minutes for December 10th, 2024 was correct. On a motion made by Director Casey, seconded by Director Clark, accepting these meeting minutes was unanimously approved.

**4. PUBLIC COMMENT:**

None

**5. OLD BUSINESS:**

**a. BOR WaterSMART Grant :**

1. There was an in person meeting on December 23, 2024 with JUB and district staff. JUB reviewed their Hydraulic Analysis Memo (3 pages). The district staff would issue their concerns by January 6<sup>th</sup>, 2025 and if no concerns issued JUB would continue with the design drawings for the low head dam upgrades.
2. JUB is moving forward with the design drawings and hopes to be finished by early March. There could be phone meetings scheduled to note progress and allow questions/answers time. JUB also needs to complete a cost estimate so the district will be able to pursue additional funds if needed before construction starts.
3. Director Clark is pushing for the issuance of design drawings out for bids by the end of March. He asked for a bid list of construction companies to be created. He also indicated that the bid documents, responses, and review of qualifications be under the control of JUB.
4. Director Clark is planning the first phone meeting for January 20, 21, or 22.

**b. Water Bank Lease Application Flying Squirrel (37-510A & 37-685D):**

1. Samantha Stahlnecker and Zack Latham attended the meeting to update the board on the progress of the development of the Highway 75 Subdivision. Also, to answer question regarding the lease application for the water bank connected to surface water rights 37-510A & 37-685D.

The water bank application from **Zach Latham on behalf of Flying Squirrel Productions LLC** to lease a portion of surface water rights already held within the IDWR Water Bank for the irrigation seasons of 2024, 2025, and 2026.

The current flow rates held in the water bank are as follows:

2.16 cfs for 37-510A for the 44.3 acres

1.23 cfs for 37-685D for the 44.3 acres

**Mr. Latham is requesting to lease the following:**

**1.74 cfs of 37-510A for the 44.3 acres**

**0.99 cfs of 37-685D for the 44.3 acres**

**Leaving:** 0.42 cfs of 37-510A and 0.24 cfs of 37-685D of the water rights in the water bank.

2. The amount of cfs for both water rights was clarified and how/where the water rights would be irrigated within the confines of the subdivision development was discussed.

It was determined that a flow meter should be installed for management of the two water usages, irrigation for the common grounds of the subdivision and diversion to storage (Lake).

3. Samantha clarified that there were two phases of development. The first phase included lots 1-5 on the west side of the lake with road work to these lots. The plat for this phase is ready to be recorded.

4. Phase two are lots 6-24; infrastructure work for phase two includes docks at the lake being constructed now, maintenance & storage area buildings, roads, common grounds landscaping, and irrigation systems. Lots 18-24 will include irrigation services for watering their pasture areas of the larger lot size. The plat for Phase Two cannot be recorded until January of 2027.

Common areas: All common grounds will have landscaping with irrigation systems.

Parcel R1 includes the lake and the storage area south of the lake. This also includes the berm along next to the district canal and along the highway on the west to the southwest corner of the subdivision.

Parcel R2 is the common area within the loop of the roadway on the southeast section of the subdivision.

Parcel R3 is the berm at the main entrance gate.

Parcel R4 is the berm around the subdivision's north and east sides.

Parcel R5 is the common ground from Glendale Road south along the east side and along the south end.

5. Zach indicated that the subdivision has two ground water rights to supplement the surface water rights. Surface water rights will be used first to irrigate common area & pasture areas of larger lots. When these rights are stopped then the ground water rights/wells will be utilized for the same purposes.

6. It was clarified by Mr. Latham and Ms. Stahlnecker that the HOA for the new subdivision would retain the ownership of all water rights surface and ground. No lot would be divided out as owner/billed for any amount of ether type of water rights.

7. Director Clark made the motion to approve the Water Bank lease application by Mr. Latham. Director Berman seconded the motion with a water meter installation. The board approved the water bank lease.

Director Clark determined that he would reach out to our district lawyer to acquire a Resolution that can assist the district with requesting the installation of a modern flow meter for the Highway 75 Subdivision development.

After review of the proposed Certificate of Action it was determined that Secretary Gower needs to re-do the verbiage for clarification of the years & amount of cfs leased and cfs left in the bank. She will create a new Certificate of Action and acquire the necessary signatures then follow thru with issuing to IDWR

**c. Water master Access Permission letter from Land Owners:**

1. No action at this time.

## **6. REPORTS:**

**a. Claire Casey, BOC Representative:**

1. January 14<sup>th</sup>, 2025 @ 9am.
2. Lining of the By-Pass canal within the Sherbine water district will not proceed this coming year. Justine Stevenson managing this project reported due to the lack of adequate funding and finding a contractor.
3. Project Bigwood has acquired funding for a fish tagging project to be implemented this summer (2025).
4. BOC approved the posting of their meeting minutes on the new D45 website once the minutes are approved.



**b. John Wright, Water Master:**

1. TID has Samantha Stahlnecker presenting The Lovas development of a 26 home site subdivision on his acreage along Kingsbury Lane to TID at their Thursday, January 16<sup>th</sup> meeting.
2. Samantha Stahlnecker & Greg Travelstead will be at the TID February meeting for further discussion of the Cove Ranch North Subdivision.

**c. Shirley Spinelli, Treasurer:**

1. Checks for Secretary, Treasurer and the TID were presented for signing.
2. 1099 for all employees
3. State reporting was complete and all state accounts are accruing interest.

**d. Bette Gower, Secretary:**

1. Director Clark read his Oath of Office to the board. He will serve as director for 3 more years (2025, 2026, & 2027).
2. I contacted the Mountain Express for publishing the WRVID#45 financial (balance sheet) in the local paper as required by IDWR Statutes.
3. Director Clark returned his comments regarding additions/changes for the Water Master Management plan published by the BOC in 2017. Secretary Gower asked that Director Berman & Casey try to review this document and get their additions, changes, or upgrades noted on their copies and returned it to her.

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

**a. Project Bigwood presentation by Amanda Beauman**

No presentation due to Amanda being sick placed presentation on February agenda.

**8. PUBLIC COMMENT:**

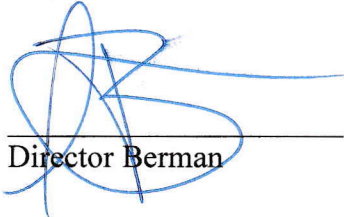
**9. SETTING DATE FOR NEXT MEETING:** Next meeting will be February 11<sup>th</sup>, 2025 at 6:30 p.m.

**10. EXECUTIVE SESSION:**

**11. ADJOURNMENT:** Director Clark made the motion to adjourn and Director Casey seconded. Director Clark adjourned the meeting at 7:30 p.m.

  
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Director Clark (Chairman)

  
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Director Casey

  
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Director Berman

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