

Tabernash Meadows Water & Sanitation District
Board of Directors Meeting Minutes
729 Aster Drive, Tabernash, CO 6:00 p.m.
September 13th, 2022

1. Call To Order:

- a. Anderson called the meeting to order at 6:00 pm.
- b. **Attendance-** Board Members and Staff present: President Bill Anderson in-person, Vice President Dick Sprague in-person, Treasurer James Drewett in-person, Secretary Ethan Foster via video, Member-at-large Richard Tarde via video, Manager Thom Yoder in-person, Accountant Donette Schmiedbauer via video, Consultants: Russ Newton, General Legal Counsel via video.
Public attending via in person: Jay Conroy-resident, Mark Bjerken-resident.
Public attending via video: Dave Peters- resident, Joseph Gregg-resident, Susan Koeneke-resident
- c. **Ratification of Disclosures-** None

2. Board Member Topic, Sprague

Vice President Dick Sprague is retiring from the board, Yoder had a question of anything needed specifically to finalize? Newton confirmed nothing extra needed

3. Lakeside Water Service Line Repair Invoice

Repairs from Conroy will be passed onto 2 property owners which had the service line on the split feed to the properties. Tarde questioned if any other ability to detect leaks sooner in the event this was to happen again. Yoder and Drewett commented on potential options that would be cost prohibitive due to infrastructure changes needed.

4. Public Hearing of Petition for Inclusion of Property

Newton confirmed notifications were sent out for public hearing for petition for inclusion. Drewett Motion to open public hearing petition for inclusion, Anderson Second, Motion passed 4-0. Anderson noted previous discussions but nothing included in current meeting. Drewett motion to close public hearing for petition for inclusion, Anderson Second, Motion passed 4-0. Noted work scheduled to start around September 19th in Old Town Tabernash area and take about 1 month. Payments are in hand or should be made before September 14th. Anderson asked about if we have water meters for the old town properties.

5. Consider Resolution Re: Inclusion of Property

Motion by Drewett to approve the "Resolution of the Board of Directors of the Tabernash Meadows Water and Sanitation District for Inclusion of Property into the District's Boundaries", Foster Second, Motion passed 4-0. Newton will get signatures on document from board members in the works ASAP then into court for processing. Once completed the map will need redrawn for 2023 boundary changes. Yoder commented the district will not sell sewer taps in Old Town Tabernash as that will be Grand County's area taps to disburse.

6. August 2022 Financials:

Schmiedbauer reviewed August 2022 financials, check register and managers credit card. Yoder detailed some of the expense changes, some of the larger expenses are related to hydrant valve replacement. There was also details on the Lot 19 sale breakdown of costs in detail. Lakeside leak costs will not be included in the balance sheet yet. Anderson motion to approve August financial statements and expenses. Drewett 2nd, motion approved 4-0

7. August 15th, 2022 Board Meeting Minutes:

Anderson questioned if member is excused from a meeting should it be noted in the minutes, Newton confirmed only with sequential issues should there be a need to record. Drewett motion to approve. Foster 2nd, Motion approved 4-0.

8. Managers and Operations Report:

- a. **Water Rights, Tabernash Community Update-** No new updates since last month aside from meeting scheduled October 7th with Valley of Winter Park
- b. **Source Water Protection Plan Update-** Yoder noted last revision was in 2018. Tarde presented notes on what is completed per the plan. Also noted that increased traffic from the Fraser Valley Parkway would increase risk of contamination over existing crossings that will become part of the parkway. There are specifics in the revised document of questions/suggestions that Tarde has assembled. Tarde questioned what is our true water capacity and if there is a way to measure it. Comment by Drewett on summary/analysis and aquifer modeling is not cheap or realistic with the abilities of the district. Yoder mentioned an interest group in the Fairways at Pole Creek who is studying the aquifer and he suggested the district may be able to help support that group but would need to look at budget considerations in the future for that. Anderson also suggested that until construction starts on the Fraser Valley Parkway, the district should act as a vested partner with the County. Also noted most of the source water for the district is coming from the aquifer wells, not the creek waters that flow through the district. Yoder asked about the district allocating funds towards new risk assessment at this time, which consensus was to not allocate resources or funds at this time. Anderson suggested having the document notes revised/organized for members to review with more time individually, will revisit in next month's meeting

- c. **Operations Report-** Lakeside leak fix after 8/10/22 showed water usage significant drop since fix date. All water meters have officially been installed!
- d. **Operations Staffing-** New positions have been posted in beginning to look for Mary's replacement, receiving applicants. Cory is also trying to get back to work full time. In 2023 Yoder will be asking to increase the budget for 3 operators, also asking for a wage increase now by \$2 per hour. Drewett motion to have increased wages for operator, operator in training and lead operator by \$2 per hour, Anderson Second. Motion passed 4-0
- e. **PCV OA Info Sharing Report-** Monitoring info and PFAS info sharing was topic OA was interested in, the TMWSD water is excellent in terms of PFAS standards. The OA was also interested in customer service and remote metering information. They were open to a new well location on OA space and to sorting out solutions on the reservoir leak. Tarde mentioned he wanted to be included in the OA information sharing meeting.

9. **Seter Status Report:**

- a. **Lot 19 Closing-** Sold/Closed
- b. **Rules and Regulations-** No update
- c. **District Tap Fee Collections-** No update. Anderson item to discuss in October meeting would be rate structure. Thoughts for upcoming personnel changes and costs associated, conservation/accumulation tracking with costs based on usage
- d. **Equal Pay Act and Other Employment Law/Employee Handbook-** No update
- e. **Lot 21 and Other Irrigation Service Agreements-** No update
- f. **Red Hawk Ranch Inclusion/Service Issues-** No communication, so the default rate is in effect for sales now
- g. **American Water Infrastructure Act of 2018-** No update
- h. **Bond and Tax Questions-** Still working with Donette on specifics
- i. **WWTP District and County IGA-** County is still in process with Army Core of Engineers
- j. **Proposals for Inclusion and/or Extraterritorial Service-** Ward inclusion and Tabernash Condos still in process

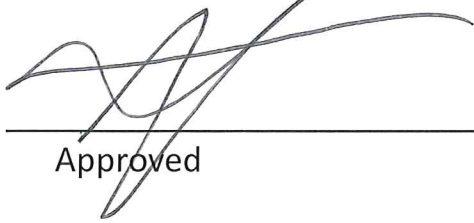
Ward Property Pre-Inclusion Agreement- Yoder has deposit from them and owners have been discussing bring some water rights to the district if pending interest. More specifics to follow from owners

6. **Old Business:** Drewett brought up remaining tap sales with Old Town Inclusion that the district should have about 30 water taps and 50 sewer taps remaining

7. **New Business:** None

8. **Public Comment:** None

9. **Adjourn:** 8:21 pm. Next meeting 10-11-2022, 6:00 pm.

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Approved

10-11-2022

date