

Tabernash Meadows Water & Sanitation District
Board of Directors Meeting Minutes
729 Aster Drive, Tabernash, CO 6:00 p.m.
January 10th, 2023

1. Call to Order:

- a. Anderson called the meeting to order at 6:01 pm.
- b. Attendance- Board Members and Staff present: President Bill Anderson in-person, Treasurer James Drewett in-person, Secretary Ethan Foster via video, Member-at-large Richard Tarde via video, Member-at-large David Peters in-person, Manager Thom Yoder in-person, Accountant Donette Schmiedbauer via video, Consultants: Russ Newton General Legal Counsel via video. Public attending via in person: None.
Public attending via video: Dave Barker-Property Owner. Dave Frisbie-Property Owner. Susan Koeneke-resident
- c. Ratification of Disclosures- None

2. 2023 Election, Board Member Items: Pending election is needed for 2023 board elections, Mitch with Seter & Vander Wall is prepared as certified election officials. Election info has been distributed to current board members

3. Possible Approval of Financials, December 2022: Schmiedbauer presented documents, general discussion regarding reserve funds with the conclusion of the 2022 fiscal year and how the reserve excess will help position the district better at time of refinance and settling current debt. Drewett Motioned to approve the December 2022 financials, Foster 2nd. Motion passed 5-0

4. Possible Approval of Annual Financial Audit Engagement: Schilling & Company audit has been a standard for the district annually for almost 10 years. Drewett motion to approve the Schilling & Company Engagement Letter for the audit of the 2022 fiscal year. Foster 2nd. Motion passed 5-0

5. Possible Approval of Minutes, December 13th, 2022: Foster motioned to approve minutes contingent on corrections of the following;

- Correcting the date in the title to December 13th, 2022
 - Changing Dave Barker's title to "Property Owner" from "resident" in both section 1b & section 10
 - Changing Eric Knopping title to "public" from "resident"
 - Adding proper citation in section 10 for the entering of the executive session citing § 24-6-402(4)(b) and (e)(I) for legal consultation
- Drewett 2nd. Motion passed 5-0

6. Managers and Operations Report:

- a. Water Rights Update- Still in process and tracking for May as planned to have everything settled regarding ongoing water rights scenarios
- b. Operations Report- Spike in water usage was identified as the Coyote Creek Curb Stop hit that was fixed and billed back to contractor

7. Seter Status Report:

Legal Status Report:

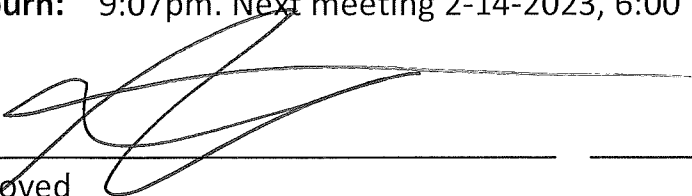
- a) Rules and Regulations- No Change
 - b) District Tap Fee Collection- No Change
 - c) WWTP District and County IGA- No Change
 - d) Tabernash Condo Inclusion- Yoder has reached out to ownership for follow up, but had no response
 - e) Ward Property Inclusion- Discussion likely in next meeting
 - f) Tap Purchase Agreement (MF-2)- Discussed in executive session. Extension should be presented as Grand Land Company
 - g) Letter of Intent re Tap Purchase Agreement (Lot 19 & 20)- Discussed in executive session. Letter of Intent has been executed and payment is in hand for tap purchases
- A. Possible approval of Annual Administrative Resolution- Specifics of document reviewed and designates Seter & Vander Wall, P.C. as the district's election official. Drewett motion to approve the Certified Copy of Annual Administrative Resolution of Tabernash Meadows Water and Sanitation District (2023) with edit to amend "David "Dave" Peters" to just "David Peters". Peters' 2nd. Motion Passed 5-0
- B. Petition for Inclusion, Ward Property- Will have a more in-depth conversation at the next meeting as new documents just submitted for the Petition for Inclusion as legal/management will review and follow up.
- C. Possible Executive Session- Public was asked to leave meeting for executive session. Motion by Drewett to enter executive session citing § 24-6-402(4)(b) and (e)(i) for legal consultation. Foster 2nd. Motion passed 5-0. Drewett motion to exit executive session. Foster 2nd. Motion Passed 5-0. Members of the public Dave Barker and Dave Frisbie rejoined meeting. Drewett motioned to approved MF2 Letter of Intent regarding Tap Purchase Agreement. Peters' 2nd. Motion Passed 5-0. Drewett motioned to approved Lot 19&20 Letter of Intent regarding Tap Purchase Agreement. Foster 2nd. Motion Passed 5-0.

8. **Old Business:** Source Water protection meeting with Drewett, Tarde & Yoder rescheduled due to scheduling conflict, new date January 24th 4PM.

9. **New Business:** None

10. **Public Comment:** Dave Barker-Property Owner said thank you for the work

11. **Adjourn:** 9:07pm. Next meeting 2-14-2023, 6:00 pm.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a horizontal line.

Approved

2-14-23

date

