

**Tabernash Meadows Water & Sanitation District  
Board of Directors Meeting Minutes  
729 Aster Drive, Tabernash, CO 6:00 p.m.  
March 13, 2018**

- 1. Call to Order**
  - a. D. Sprague called the meeting to order at 6:00 p.m.
  - b. Board members and staff present: Sprague, Anderson, Drewett, O'Donnell, Yoder and Schmiedbauer. Eister; Absent/Excused. Grand County Government Representatives: Alex Taft 6 pm, Ed Moyer 7 pm.
  - c. Public Attendees: Glenn Campbell, ABW REO's LLC 6 pm, Jared Vienstra, Tabernash Condo Assoc. 6:50 pm.
  - d. There were No Disclosures.
  
- 2. Approval of Financials**
  - a. Donnette reviewed current check register items and February 2018 financial reports.
  - b. Drewett requested detailed transaction record of the District credit card be reviewed during monthly financial reporting. Motion by Drewett to accept the check register items and February 2018 financial reports. Second by Anderson. Approved 4-0.
  - a. Board discussion of timing to revise the annual budget based on the February refinance. Directors agreed June 2018, as this is the 1<sup>st</sup> payment of new loan. Motion Drewett. Second by Anderson. Approved 4-0.
  - c. Board Members in attendance noted Eister comments: "Recognizing Board Member teamwork and focus to achieve the successful refinance in the best interest of the District".
  
- 3. Approval of Minutes**
  - a. The February 13, 2018 minutes were reviewed.
  - b. Anderson comment/correction: 5f; "PCVHO" should be "PCVOA".
  - c. Motion by Anderson to approve the February 13, 2018 minutes. Second by O'Donnell. Approved 4-0.
  
- 4. Kim Seter Status Report**
  - b. Red Hawk Ranch: Negotiating Committee Sprague and O'Donnell recommend moving forward with Inclusion Agreement. Board direction to Yoder: Have Counsel pursue moving forward with RHR legal team. Motion Drewett. Second by Anderson. Approved 4-0.
  - c. Lot 19: Court determination recorded. Lot is listed with Real Estate broker. Wetlands survey will be completed by Grand Environmental Services and will move forward as weather allows at unbudgeted cost of approximately \$2500.
  - d. Fowler Dispute: Board will table placing lien and consider certifying property in the Fall of 2018 with Grand County treasurer.

5. **Old Town Community Waterline update**
  - a. Board held lengthy discussion of the impacts of including the Tabernash Condos and other possible interested properties in the District. The District's current position is: Community properties seeking municipal water supply from TMWSD must include in the District. Ed Moyer discussed the details of the County partnership and IGA with the District, and the County administration of debt for the Community collection system. Moyer noted there would need to be more discussion and would consult with County Legal Counsel as the Parties consider how to move forward.
  - b. Letter to Tabernash Community Properties to solicit interest for municipal water supply tabled until further discussion is held to determine issues.
  
6. **Manager's Report**
  - a. Thom reviewed operations report. All questions were answered.
  - b. Thom reported Mary Baxter is the successful applicant for the Operator Trainee position. Mary will begin fulltime 4-2-18 but will not have emergency on-call duties until extensive training has been completed. Mary will attend 4-10-18 board meeting for a formal introduction.
  - c. The first quarter billing letter and Source Water Protection leaflet was circulated for comment. Final edits will be completed by Sprague. Both items will be included in the next statement mailing.
  - d. The Rich Ditch Agreement was reviewed. Sprague commented/correction: add TMWSD Manager contact info.
  
7. **New Business – None**
  
8. **Public Comment:**
  - a. Glenn Campbell updated the Board on ABW REO's, LLC 2018 building season plans: Build 5 homes on lots 23/24 in existing Coyote Creek and begin bidding process for installation of backbone infrastructure on lot 21.
  - b. Yoder enquired disposition of emailed request to ABW to complete recent Real Estate transactions properly to avoid late fees in the upcoming billing cycle. Yoder resent email request. Campbell acknowledged and will follow up.
  - c. Yoder requested to review infrastructure bidding and planning documents for lot 21 to help the project avoid construction deficiencies and adhere to District specifications.
  
9. **Adjourned: 8:25 p.m.**  
**Next Board Meeting: April 10, 2018 6:00 p.m.**

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Board President

4/10/18  
Date