

Tabernash Meadows Water & Sanitation District
Board of Directors Meeting Minutes
729 Aster Drive, Tabernash, Co. 6:00 p.m.
December 10, 2024

1. Call to Order:

- a. Anderson called the meeting to order at 6:00 p.m.
- b. Attendance – Board Members and Staff Present: President Bill Anderson in person, Treasurer James Drewett in person, Member-at-Large Scott Cote via video, Member-at-Large Richard Tarde in person, Member-at-Large David Peters via video. Manager Thom Yoder in person, Accountant Donette Schmiedbauer via video, Val Rangel in person.
Consultants: Russ Newton General Legal Counsel via video, Matt Stoffel PFM absent.
Public: Pete Ramirez, resident via video.
- c. Disclosures: None.

2. Public Hearing of Proposed 2025 Budget: 3 minutes.

Anderson moved to open the Public Hearing. Drewett Seconded. Motion carried 5-0. No public comment was given, and Drewett moved to close the Public Hearing. Anderson Seconded. Motion carried 5-0.

3. Possible Approval of Proposed 2025 Budget: 42 minutes.

- a. **Mill Levy Discussion:** Newton advised on the District's mill levy rights and obligations for operations and debt service levies. The Board discussed reducing the operations and debt service levies in the budget to 13.5024 mills and 16.3739 mills respectively.
- b. **Approvals:** Cote moved to approve the 2025 Budget with the reduced mill levies. Peters Seconded. Motion carried 5-0. Anderson moved to approve the associated mill levy resolution. Drewett Seconded. Motion carried 5-0. Drewett moved to approve the associated budget resolution. Tarde Seconded. Motion carried 5-0.

4. Possible Approval of Financials, November 2024: 26 minutes.

Yoder reviewed the check register detail and financial reports.
Drewett motioned to approve the November 2024 Financials as presented. Cote Seconded. Motion carried 5-0.

5. Possible Approval of Minutes, November 12, 2024: 1 minute.

Drewett motioned to approve the November 12, 2024 meeting minutes as presented. Peters Seconded. Motion carried 5-0.

6. Managers and Operations Report:

- a. **Operations Report:** 5 minutes. Yoder reviewed the operations report, gave brief updates on Well 2 being turned back on.
- b. **General Liability Insurance Renewal:** 2 minutes. Yoder went over the insurance renewal. He mentioned the insurance has gone up to 16%.
- c. **Bill.com Update:** 3 minutes. Rangel updated the board on her progress, Bill.com is fully operational to use in the upcoming year.
- d. **Water Rights Update:** 1 minute. Yoder reviewed the water rights.
- e. **Staff Performance Bonuses:** 4 minutes. Yoder discussed staff performance reviews and requested performance bonuses supported within the approved 2024 budget. The board gave staff direction to award performance bonuses as requested.
- f. **Grand County IGA Update:** 1 minute. Yoder discussed potential amendment to the IGA in 2025.

7. Seter Legal Status Report:

- a. **Ward Property Update:** 3 minutes. Newton reported he and Yoder will meet with the County and Ward to discuss next steps for Ward's application process.
- b. **Red Hawk Ranch Update:** 6 minutes. Newton gave some brief updates. Red Hawk proposed inclusion terms in late November. He and Yoder will meet up with the committee to discuss the proposal and develop a proposed response.

8. Old Business: 1 minute. Yoder and Newton informed the board of updating the Rules & Regulations and will work on proposed revisions in January and February.

9. New Business: 14 minutes. Yoder mentioned to the board the residents' high-water usage and its impact on operations, including but not limited to well maintenance. He noted that certain meters are reading up to 10 gallons a minute at night. Yoder brought up the Drought Declaration, hoping to encourage conservation. Yoder asked the board to look over the drought language to help find a solution to prevent water waste.

10. Public Comment: None.

11. Adjourn: 1 minute. Anderson adjourned the meeting at 7:53 p.m.

Approved By _____

1-14-2025
Date _____