

**MINUTES OF THE REGULAR MONTHLY MEETING
OF THE BOARD OF DIRECTORS
OF THE TABERNASH MEADOWS WATER AND SANITATION DISTRICT**

TMWSD Water Plant, 729 County Road 5141, Tabernash, Colorado
April 25, 2011
6:00 p.m.

1. **DIRECTORS PRESENT:**
 - Irene Cooke, President
 - Molly Lipke, Secretary/Treasurer - via Tele-Conference
 - Susan Koeneke, Director
 - Marilyn Hajicek, Director - Excused Absence
 - Dick Sprague, Director

2. **PUBLIC IN ATTENDANCE:**
 - None

3. **STAFF/CONSULTANTS PRESENT:**
 - Lauralee Kourse, Manager/Operator
 - Cindy Greiner, Office Administrator
 - Donette Schmiedbauer, District Accountant
 - Ed Moyer, Grand County Long Range Planner
 - Thom Yoder, Superintendent of Operations

The meeting was called to order at 6:01 p.m.

4. **DISCLOSURES:** There were no disclosures presented at this meeting.

5. **MINUTES APPROVED:** Upon a motion by Dick Sprague, seconded by Susan Koeneke, the Board voted unanimously to approve the minutes of the March 28, 2011, meeting, as amended with one correction.

6. **FINANCIAL REPORT:** Donette Schmiedbauer presented the financials for March, 2011. The utility line item in the budget will be looked at as to being too conservative. See Action Item 11a.

7. **OLD TOWN TABERNASH SEWER TAP REVIEW:** Ed Moyer, Grand County Long Range Planner, came to share two requests from the County Commissioners regarding the sewer taps in old town Tabernash. The County requests that the Board consider allowing the county to sell sewer taps at \$9,000.00 per tap and to come up with a schedule for the number of sewer taps needed for warehouses.

\$9,000.00 Sewer Taps -

Ed shared the recent history involving the Tabernash Wastewater Authority Board and the Commissioners wanting the community to take over the old town Tabernash sewer district. Ed has been reassessing the old town sewer taps trying to come up with a fair plan to bring all properties to a more equal level. Fourteen sewer taps may need to be purchased. Ed is working on a plan to inform the property owners and to ease the burden of purchasing those taps. The County is paying for five taps from the original loans that they want to sell first. Three purchasing options were shared with the Tabernash Community Authority Board and will be presented to the Commissioners. Those individuals needing to purchase more sewer taps will be sent a letter and invited to attend a Commissioners meeting for discussion. Offering sewer taps at the \$9000.00 rate to the vacant lot owners was also discussed. The sale of all of these taps would then be bringing in quarterly service fees.

SFE Assessment for warehouses -

In doing the reassessment and looking at the different types of uses and the SFE schedule that is in the IGA, Ed determined that the IGA doesn't cover all of the uses including warehouses. Ed compared many local districts' SFE schedules. The size of the warehouses was discussed. The Board decided that a warehouse will be .15 SFE per 1000 square feet and will need to amend and add an appendix to the IGA with Grand County. See Action Item 11b.

Ed requested the TMWSD Board provide a letter approving the County selling the sewer taps for \$9,000.00. The Board decided to add that the District will support the sale of the \$9,000.00 sewer taps through March 31, 2012, in accordance with the IGA. Vacant land may also purchase the \$9000.00 taps but without any payment options. The letter was signed and given to ED to deliver to the Commissioners.

It was noted that working with Ed has been a pleasure and that he has accomplished a lot within the last few months.

Ed Moyer left the meeting at 6:42 p.m.

8. MANAGEMENT REPORT: The CWPCRF loan closed on April 15, 2011, at 0% interest for \$365,000.00.

9. OPERATIONS REPORT:

General Operations –

Thom Yoder presented the Operations Report for February, 2011. The I&I was discussed as to where it is coming in from. I&I is harder to treat than

sewage. Darren and Thom are both doing a great job. The ammonia level is watched very closely on a weekly basis. In the one basin mode they do not have to feed dog food. The DO probe has been sent back to Hach for repair, under warranty.

The Diversion Structures -

The Pearl Ditch diversion structure is built and water is flowing to the pond. The ditch is being monitored every day. The pond should be filled within the next six weeks.

Maps Recorded -

The dry-up map and gage and volume map have been recorded. Verbally the District has been told that we can operate.

Pole Creek Valley Roads -

Thom met with the County regarding the roads in Pole Creek Valley. The County upgrades/repairs should go well this summer. The County has decided that they do own the roads and they need to fix the areas causing the plowing problems. The County provided a map implying that the roads are County roads. Susan Koeneke suggested that there should be something in writing showing the County owns the roads. It was decided that this is an HOA issue. The cost to the District should be minimal.

Customer Service -

As a service to the District's customers, when high water usage is noticed, the staff contacts the owners in case there is a running toilet or a problem that needs attention.

Budget -

Donette is now providing the District staff with a monthly detail report to help with tracking and future budgeting.

Cost Sharing Agreement with PCV HOA -

The cost sharing agreement regarding the sharing of the costs of the water/pond management with the Pole Creek Valley HOA did not happen. The HOA will still be sent bills for their share. LL will present to the HOA meeting an explanation of what and why the District did what was done along with the bills.

10. **EXECUTIVE SESSION:** The Board did not enter into executive session during this meeting.

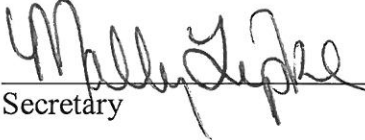
11. **ACTION ITEMS:**

- a. Upon a motion by Dick Sprague, seconded by Susan Koenke, the Board voted unanimously to approve the March, 2011, disbursements as presented.
- b. Upon a motion by Dick Sprague, seconded by Susan Koenke, the Board voted unanimously to approve that in determining the number of sewer taps needed, warehouses will be equal to .15 SFE per 1000 square feet.

12. **ADJOURNMENT:** There being no further business, upon a motion by Susan Koenke, seconded by Dick Sprague, the Board voted unanimously to adjourn the meeting at 7:04 p.m.

The next Board meeting is scheduled for Monday, May 30, 2011, at 6:00 p.m. at the TMWSD Water Plant.

Secretary



Date

