

Tabernash Meadows Water & Sanitation District
Board of Directors Meeting Minutes
729 Aster Drive, Tabernash, CO 6:00 p.m.
July 12th, 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, Treasurer James Drewett in-person, Vice President Dick Sprague in-person, Member-at-large Richard Tarde via video, Secretary Ethan Foster via video, Manager Yoder in-person, Accountant Donette Schmiedbauer via video, Consultants: Russ Newton, General Legal Counsel via video. Neil Schilling, Schilling & Company, Inc. Auditor CPA via video. Public attending via video: Dave Peters, resident, Susan Koeneke, resident
- c. **Ratification of Disclosures-** None

2. 2021 Financial Audit Presentation & Possible Approval

- a. Schilling reviewed the audit report, including financial statements and specifics of the audit report. Details of the audit report regarding the 2-year comparison of the 2020 & 2021 financial reports. Noted PERA participation increased report length, other items of general discussion surrounding how district operations affected the financial reports. Drewett had a question of the depreciation schedule on the assets which Schilling identified Note 4 in the report for specifics. Tarde questioned about how the depreciation is quantified and Schilling identified specific industry examples of how long a water line or sewer line might last underground that have to be estimated without a standard basis. Noted looking at age of assets may be a consideration for how to mitigate the risk from a cost perspective pending. There were 2 audit adjustments simply on the PERA and OPEB contribution items but overall, the audit found no significant issues or changes. Drewett motion to approve the 2021 Financial Audit Report. Foster 2nd, motion approved 5-0

3. June 2022 Financials:

- a. Schmiedbauer reviewed June 2022 financials, check register and managers credit card. Yoder detailed some of the expense changes like Core and Main and Mcdonald Farms due to increases in costs. Anderson and Drewett questioned about the costs of the Simon Pipeline Services inspection costs, Yoder related how 20% of the system is inspected annually so meet the 5-year 100% requirement. Also seeing the reports Yoder also discussed how these reports lead to repairs in services as needed based on specific examples throughout the interaction with the community service issues. Yoder wanted to confirm on the operating supplies expense should the meter sets be moved; consensus was to keep the costs in the same location on the budget. Drewett motion to approve May financial statements and expenses. Anderson 2nd, motion approved 5-0

4. **June 14, 2022 Board Meeting Minutes:**

Amendment per Tarde to change last month's minutes from the 6/14 Board Meeting to say "The Pole Creek Valley Owners Association Design Review Committee members would like to give water safety information to members of the current construction projects" Drewett motion to approve contingent on title change. Sprague 2nd, Motion approved 5-0.

5. **Managers and Operations Report:**

- a. **Water Rights, Tabernash Community Update-** Yoder has signed petition for inclusion for 20.34 water taps for areas in Old Town Tabernash equating to a total of \$195,264 in tap sales and estimated total of \$16,000 in annual service fee revenue. Yoder to work with Newton for public notice of petition for inclusion. Yoder has meeting scheduled with Ed Moyer from Grand County on 7/13/22 to revise district tap sales. Drewett questioned on the street the new service line in Old Town Tabernash is being installed if owners of adjacent properties did not want to be included, Yoder confirmed there are owners that did not want to have the water supplied to their property. There is expected to be a formal petition for inclusion at the August board meeting by the Tabernash community members. **Tabernash Condos-** The district was recently made aware there is a building of condos in Old Town Tabernash that are using water without district inclusion. Services fees have been paid for the usage of the water over time. Drewett questioned when the taps were sold at what price they were sold, in total 2 taps were sold at \$8000 per tap. The district will be contacting the owner of the condos to include in district and discuss a solution, Newton noted legally the district also has the right to charge different fees to any customer. Also important during the water rights decisions that all properties serviced would be included in the district, without inclusion ultimately property owners may need to find another source for water. Yoder to engage property owner about inclusion in district. Tarde had a question about the remaining taps the district has to sell and any liability to retain those taps for currently out of district customers. Yoder followed up the substitute water supply plan details the specifics of what is included in the district. Tarde voiced concern with only having 2 hours of fire suppression water after seeing the events of Marshall Fire in Louisville, CO. Yoder detailed how the district has been commended, especially for a rural community, on how ready the water system is to perform if needed. Drewett also commented the purpose of the fire suppression system design is to fight structure fires and not meant to fight wildfires
- b. **Drought Preparedness Plan Update-** The plan of the district is to stay with drought updates as normal

- c. **Source Water Protection Plan Review-** Yoder discussed SWPP follow up specific on plan and what the district has been doing, only item to note is per the plan installing signs has not been done but can be. Yoder also suggested engaging with the community owners' associations about community education/outreach in a potential joint meeting. Another suggestion by Yoder was to discuss with the owners' associations the potential of relocating the wells closest to Highway 40 into community open space lots, helping mitigate the risk of contamination from the Highway. During discussion Tarde questioned how the aquifer that feeds the district wells is supplied. Yoder also is meeting with the Fairways community group about aquifer recharge. Tarde suggested a community circular on how the water system of the district works/flows, also to have suggestions for construction workers on projects in the district. Tarde also questioned if the potential of the Fraser Valley Parkway increases risk of spills based on increased usage of the existing roads near source water in the district. Discussion pursued to not construction best practices should be adhered to on all active job sites, not just large site, but individual ones as well. Tarde volunteered to review the SWPP further if needed. The opinion of the board is the review of the SWPP plan between June and July of 2022 satisfies the need to review the program every 3-10 years as suggested in the SWPP.
- d. **Operations Report-** Yoder noted creeks waning and running lower. Extended a thank you to Mary and the operations team for continuing their efforts to keeping things running well in the district
- e.

6. Seter Status Report:

Lot 19 Update- Newton reviewed Lot 19 contract revised dates. Drewett motion to accept amended contract dates in sale of Lot 19. Foster 2nd, motion approved 5-0.

Red Hawk Ranch Inclusions/Service Issues Newton noted that 8/20/22 is the decision date for RHR to determine sewer taps with the district. Should that date pass, RHR would be shifting to extra territorial service costs

WWTP District & County IGA Army Core of engineers will allow a substitute designated wetland space for district sewer expansion, as an example some area in Red Hawk Ranch Wetlands could be swapped to allow for the sewer plant expansion if needed.

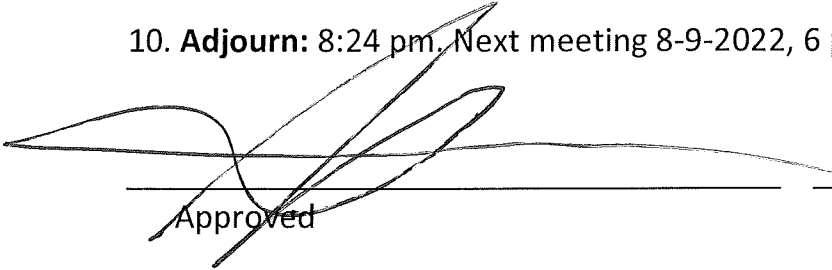
Proposals for Inclusion and/or Extraterritorial Service Newton noted any petition for inclusion must be posted by notice for legal right of public to submit opinion

7. **Old Business:** No Old Business

8. **New Business:** No New Business

9. **Public Comment:** None

10. **Adjourn:** 8:24 pm. Next meeting 8-9-2022, 6 pm.



Approved

8-15-22

date