

Tabernash Meadows Water & Sanitation District
Board of Directors Meeting Minutes
729 Aster Drive, Tabernash, CO 6:00 p.m.
November 14, 2023

1. Call to Order: 1 minute.

- a. Anderson called the meeting to order at 6:01 p.m.
- b. Attendance – Board Members and Staff Present: President Bill Anderson in person, Treasurer James Drewett in person, Member-at-Large Richard Tarde via video, Member-at-Large Scott Cote in person, Member-at-Large David Peters via video, and Manager Thom Yoder in person.
Consultants: Russ Newton General Legal Counsel via video.
Ratification of Disclosures: None. *No additional disclosures*

2. Possible Approval of Financials, October 2023: 17 minutes.

Yoder reviewed the check register, highlighting the transfer of funds for business accounts. He also explained that most of the items were within budget for the year so far. Drewett motioned to approve the financials as presented, Cote Seconded. Motion carried 5-0.

3. 2024 Draft Budget 2nd Review: 58 minutes.

Yoder reviewed the budget draft, explaining that they increased the loan debt line for mills and O&M debt. Yoder explained that property taxes have gone up 30% for the year to account for operating expenses for the year. The board had some discussion over the increase and reviewed budget to actual numbers for prior years. Newton explained to the board that reducing collection on property taxes would present the option to raise service fees to even out revenue and operations costs. Newton and Drewett provided the board with some clarification on what general property tax funds could go towards for the district following some discussion. Yoder said Proposition HH did not pass, but there is a special meeting scheduled and Newton will be keeping the board updated as that progresses. Drewett asked with staffing issues if Yoder was comfortable with the salaries and benefits budget. Yoder confirmed that he did budget to allow for support staff and a COLA increase.

4. Possible Approval of Minutes, October 10, 2023: 4 minutes.

Anderson motioned to approve the minutes as presented. Motion carried 5-0.

5. Manager's and Operations Report:

- a. Operations Report: 7 minutes. Yoder updated that the marijuana waste dumping at the Tabernash lift station is still ongoing, he believes the materials may need to be sent to a disposal facility in Nevada for incineration. He explained that both bills that were sent to the renter have been paid and the landowner has been compliant. Yoder explained that CDOT and the HOA called about the beaver dam issue he

has been trying to solve and so far, they have yet to agree on a solution. Yoder is concerned about the well in the area and the impacts the water levels from the dam are having on the vegetation. CPW has also been in contact with Yoder on solutions and Yoder will keep the board updated with any changes. Yoder informed the board that so far this year the district has pumped and served 5.7 million gallons of water to the area. He finalized the report by informing the board that they hired a new operator and is currently working on training.

- b. Manager's Report: 13 minutes. Yoder updated that the PFAS testing is operating under national standard levels, and he volunteered to submit biosolids testing. The board supported Yoder seeking options for a class action against big companies to be put into the remediation fund. Yoder said he would do some research and report findings to the board.

6. Seter Status Report: No updates to status report.

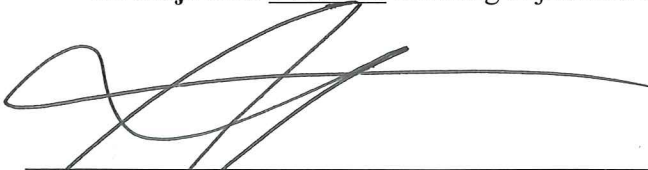
- a. Old Town Waterline Cost Recapture Draft: 6 minutes. Newton informed the board at the last meeting that the other parties had reviewed the draft and said he realized that they need to update Exhibit B. He said other than the edit to Exhibit B the draft is ready to be signed. Newton advised the board that they will need to adopt a formal surcharge for each tap for the cost recapture cost by the next meeting. Drewett motioned to approve to execute the agreement subject upon the finalization of Exhibit B. Cote seconded. Motion carried 5-0.
- b. Old Town Waterline Easements Draft: 3 minutes. Newton informed the board that Yoder will be receiving the original deeds to record, covers easement of waterlines. Newton explained that the bill of sale draft will go along with easement and will begin the warranty period. Drewett motioned to approve acceptance of all three easement deeds and the bill of sale with grantors Conroy Q LLC, Conroy Auto LLC, and John J Conrad. Cote seconded. Motion carried 5-0.
- c. Red Hawk Ranch Inclusion: 60 minutes. Newton explained he received the comments and submitted them to Red Hawk Ranch but has not received a response yet. Newton explained he feels that the draft is a good kick off point with the terms and setting a good base for a final agreement. Anderson asked for clarification on the service fees and tap fees, he asked why the service fees are waived in the agreement. Newton explained that that sections ii and iii under the agreement describe that the service fees will be in effect once the lots are sold. Newton assured the board that he would follow up with Red Hawk to ensure they're aware of the discussed contingencies.
- d. Possible Executive Session: Not needed.

7. Old Business: None.

8. New Business: None.

9. Public Comment: None.

10. Adjourn: 1 minute. Meeting adjourned at 8:53 p.m.



Approved By: _____

12-12-2023
Date