

Tabernash Meadows Water & Sanitation District
Board of Directors Meeting Minutes
729 Aster Drive, Tabernash Co. 6:00 p.m. and GoTo Meeting
May 13, 2025

1. Call to Order:

- a. Drewett called the meeting to order at 6:00 p.m.
- b. Attendance – Board Members and Staff Present: President Bill Anderson absent/excused, Treasurer James Drewett in person, Member-at-Large Scott Cote via video, Member-at-Large Richard Tarde absent/excused, Member-at-Large Steve Roberts in person. Manager Thom Yoder in person, Consultants: Russ Newton General Legal Counsel via video. Lauren Benton & David Hach, Miller & Associates Engineering via video. Public: Teresa Hood, resident, in person, Steve Ambrose, resident & HOA representative, via video.
Disclosures: None.
- c. Drewett nominated Cote as Secretary of the Board. Cote accepted. Drewett motioned same, and Roberts seconded. Motion approved 3-0 without discussion.

2. Possible Approval of Financials, April 2025:

Yoder reviewed the check register and expenditure details. Cote motioned to approve the April 2025 Financials as presented. Roberts seconded. Motion carried 3-0.

3. Possible Approval of Minutes, April 8, 2025:

Drewett motioned to approve the April 8, 2025 meeting minutes as presented. Roberts seconded. Motion carried 3-0.

4. Managers and Operations Report:

- a. **Operations Report:** Yoder reviewed the operations report highlighting biosolids dewatering operations, and increased building permits. Yoder reported the reservoir reached full capacity on May 17th.
- b. **Engineering Memo Update:** David Hach updated the board that Miller & Associates are working to update the memo to include current disposition of taps.
- c. **Discharge Permit Renewal:** Yoder reported that Miller & Associates Engineering will assist with the waste treatment discharge permit renewal. The application process is complex, including additional water quality sampling that will likely cause increased monitoring expenses.
- d. **Grand County IGA Update:** Yoder continues to collaborate with the county manager's office related to the Conroy property possible purchase of additional taps. There is no change in the status of waste treatment expansion land transfer. Discussion regarding sewer easements on the Highland property is ongoing.
- e. **Staffing Update:** Yoder reported he interviewed candidates for applications received during the advertisement period. Yoder offered the Admin Assistant

position to Mallory Moskowitz, which she accepted. Mallory will join the team May 27th.

- f. **Rich Ditch Update:** Yoder met with Denver Water Board representatives onsite at the Rich Ditch. Current operations were discussed, as well as possible future infrastructure improvements that may be required.

5. Seter Legal Status Report:

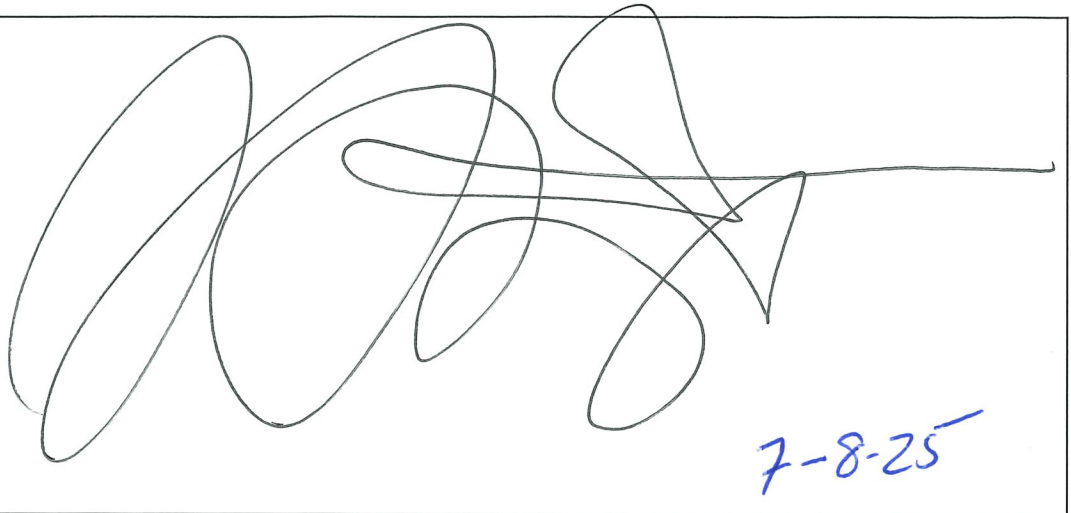
- a. **Terminated Tap Purchase Agreement:** After brief discussion, Drewett motioned to begin notice and the lien process on lot MF-2 related to the defaulted Tap Purchase Agreement amounts outstanding. Cote seconded. Motion approved 3-0.
- b. **Rules & Regs Update:** Newton deferred a detailed review as he and Yoder continue to work through fire suppression water, fees and charges and EQR items.
- c. **Ward Property Update:** Newton reported that the Ward property team has updated its capacity demands and submitted updated petition for inclusion documentation.
- d. **Red Hawk Ranch Update:** Newton reported no update. Discussion continues with the RHR team.
- e. **Proposed Legislation Update:** Newton reported HB 25-1211 was signed into law. The District is in compliance with the new law on assessing tap fees. Other possible legislation includes updates to CORA and eminent domain.

- 6. **Old Business:** Yoder reminded the board the June meeting is cancelled due to his previously planned absence.

- 7. **New Business:** Cote requested staff research into regional rates and structures for water & sanitary sewer services.

- 8. **Public Comment:** Resident & PCV HOA representative, Steve Ambrose, inquired if there are known deficiencies with the reservoir, any engineering reports, plans to address the frayed and exposed liner including replacement. Yoder gave an overview of current water augmentation operations to the group, acknowledged the reservoir is leaking, and there are no formal engineering reports. Ambrose commented that the HOA is having legal review its agreements. It was noted that the District is not responsible for recreation upgrades, and recreational needs could require an upgrade sooner than augmentation operations. Further discussion included possible engagement with all reservoir stakeholders, developing cooperative goals, and meeting future augmentation requirements of the Colorado State Division of Water Resources. Yoder offered to attend a future HOA meeting to share information and facilitate Q&A between the two entities. Steve thanked the board for lowering taxes levied by the district. Steve inquired about why water and sanitary sewer service rates are so high. Drewett explained the district's fiduciary duty to operate responsibly and within established rules and regulations. Yoder referenced the district website where annual budgets and independent financial audits may be found, noting inflation has outpaced rate increases. Dewett related the importance of the district and HOA working together as both entities serve the same people.

9. **Adjourn:** Drewett adjourned the meeting at 8:30 p.m.

A rectangular box containing a handwritten signature in black ink. The signature is stylized with large loops and a horizontal line extending to the right. Below the signature, the date "7-8-25" is written in blue ink.

7-8-25