

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

1. Call to Order:

- a. Drewett called the meeting to order at 6:02 p.m.
- b. Attendance – Board Members and Staff Present: President William Anderson absent/excused, Treasurer James Drewett in person, Member-at-Large Scott Cote in person, Member-at-Large Richard Tarde via video, Member-at-Large David Peters in person. Manager Thom Yoder in person, Accountant Donette Schmiedbauer via video, Val Rangel in person.
Consultants: Russ Newton General Legal Counsel via video, Neil Shilling, Shilling & Associates via video, Matt Stoffel, PFM via video.
Public: None.
- c. Disclosures: None.

2. Possible Approval of Financials, August 2024: 17 minutes

Schmiedbauer reviewed the financial statements including check register and expenditure details. Peters motioned to approve the August 2024 financials as presented. Cote Seconded. Motion carried 4-0.

3. Possible Approval of Minutes, August 13, 2024: 1 minute.

Cote motioned to approve the August 13, 2024 meeting minutes as presented. Peters Seconded. Motion carried 4-0.

4. Lot MF-2 Utility Easement and Extension Requests: 12 minutes.

Yoder presented the proposed easement map including preserving the 30' easement on the northside of the lot and vacating the internal utility easements. Yoder presented the draft extension to the existing Tap Purchase Agreement from Dave Barker. After discussion, Cote motioned to approve the easements and extension request with the following changes: Item 2: The \$10,000 extension payment is due immediately upon execution, which must happen within 30 days of the meeting. Peters Seconded. Motion carried 4-0.

5. 2023 Financial Audit Presentation: 19 minutes.

Shilling reviewed the financial audit. Drewett motioned to approve the 2023 Financial Audit as presented. Peters Seconded. Motion carried 4-0.

6. Managers and Operations Report:

- a. **Operations Report: 10 minutes.** Yoder reviewed operations without accompanying data including plant performance, staffing, and maintenance activities.

- b. **Hydrology... Pole Creek Basin:** 3 minutes. Yoder gave a summary of a book analyzing local area wells and water quantity and quality. Yoder offered to loan out the book to anyone interested.
- c. **Tap Inventory:** 22 minutes. Yoder discussed the complications of tap accounting including partial baths and taps in-use. Miller & Assoc. will incorporate the inventory into engineering memo "Rev2" to be presented at a later date.
- d. **Water Rights Update:** 1 minute. Yoder discussed the ongoing water augmentation filing. The consultants are working to respond to opposers in the court case.
- e. **Red Hawk Ranch Update:** 1 minute. Yoder is working with Miller & Assoc. to make comments on the utility construction plan for RHR.

7. Seter Legal Status Report:


- a. **Residential Assessment Rate:** 10 minutes. Newton reported on HB24B-1001, which adds to the property tax restrictions and valuation changes implemented by SB24-233. Newton will report on how the new legislation may impact the District at a subsequent meeting.
- b. **Ward Property Inclusion:** 10 minutes. Newton updated the Board on recent discussions with Ward property consultants, noting that they are likely to request a status or conditional will-serve letter as their application progresses with the County.
- c. **Easement Consent Request:** 6 minutes. Newton briefly reviewed the easement and consent request. Peters motioned to approve the Easement Consent. Cote Seconded. Motion carried 4-0.
- d. **Red Hawk Ranch, Inclusion Properties:** 10 minutes. Newton reported that Red Hawk Ranch has inquired whether a discount on in-district water tap fees would be provided since they intend to dedicate sufficient water rights to the District. The initial extraterritorial water tap fee included a reduction for water rights, but the District's updated extraterritorial water tap fee does not include the reduction. The District's rules and regulations require dedication of water rights sufficient to supply anticipated demand for in-district service or a payment of a fee in lieu of such dedication in the event the District uses its existing water rights to furnish in-district service. The Board noted material differences between extraterritorial service and in-district service and directed Newton to inquire why Red Hawk Ranch believes a reduction is warranted for the in-district water tap fee. The Board further directed Newton and to communicate the Board's willingness to consider a similar reduction for the new extraterritorial water tap fee.
- e. **Executive Session:** None.

8. Old Business: None.

9. New Business: None.

10. Public Comment: None.

11. Adjourn: 1 minute. Drewett adjourned the meeting at 8:03 p.m.



Approved By _____

10-8-24
Date _____