

Tabernash Meadows Water & Sanitation District
Board of Directors Meeting Minutes
729 Aster Drive, Tabernash, CO 6:00 p.m.
August 8th, 2023

1. **Call to Order: 1 minute.**
 - a. Anderson called the meeting to order at 6:00 p.m.
 - b. Attendance - Board Members and Staff present: President Bill Anderson in person, Treasurer James Drewett in person, Member-at-Large Richard Tarde in person, Member-at-Large David Peters in person, Member-at-Large Scott Cote in person, Manager Thom Yoder in person.
Consultants: Russ Newton General Legal Counsel in person, Lauren Benton P.E. Miller Engineering via video. Public attending via video: Susan Koeneke - resident.
 - c. Ratification of Disclosures: Yoder informed the board that Cote is now fully seated.

2. **Engineering Proposal, Rate Study Proposal: Lauren Benton.**
 - a. 12 minutes. Benton proposed a General Engineering Services Agreement from Miller and Associates explaining that they are under a new company that would prefer a general contract. Drewett motioned to approve the Miller and Associates General Services Agreement with authorization for Yoder to execute the finalized agreement, Peters Second. Motion approved 5-0.
 - b. 38 minutes. Benton presented and reviewed the details of an Analysis of Water and Sewer Tap Capacity with Updates of Opinions of Probable Construction Cost through Miller and Associates or the option of a PFM rate study. This was done in 2018 and the prior findings will be revisited during the new analysis. Some brief discussion was had by the board to further assess timelines and costs. Drewett made a motion to approve the Miller and Associates proposal for Analysis of Water and Sewer Tap Capacity with Updates of Opinions of Probable Construction Costs with authorization for Yoder to execute the finalized agreement. Cote Second. Motion approved 5-0.

3. **Possible Approval of Financials, July 2023: 8 minutes.**

Yoder reviewed the check registers for July and explained to the board that Schmiedbauer will be attending meetings quarterly going forward. Yoder gave some clarification for a reimbursement and ensured the board he will keep Schmiedbauer updated on additional costs for the rate study and engineering agreements for budget updates. Drewett motioned to approve the Financials as presented, Peters Second. Motion approved 5-0.

4. **Possible Approval of Minutes, July 11th, 2023: 2 minutes.**

Newton informed the board of some amendments necessary for the executive session to move the first sentence to precede the motion vote of 4-0 and change the “before” in the middle of the sentence to “after”. Anderson motioned to approve the minutes with the amendments under the executive session. Drewett Second. Cote abstained. Motion approved 4-0.

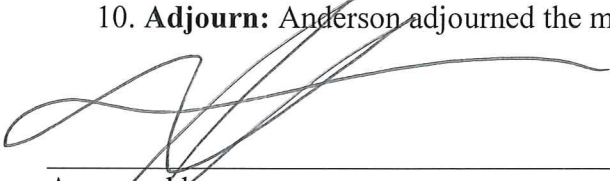
5. **Managers and Operations Report:**

- a. Operations Report: 4 minutes. Yoder gave a brief update on current operations highlighting completion of the fire hydrant maintenance and operations moving forward to begin main valve exercising.
 - b. IT Managed Service Provider Proposal, Zivaro: 16 minutes. Yoder presented the IT coverage proposal provided by Zivaro with a brief discussion on the cost as well as commitment period. Drewett motioned to accept the Zivaro proposal as presented with authorization for Yoder to execute the finalized contract. Tarde Second. Motion approved 5-0.
 - c. Water Rights Filing Update: 1 minute. Yoder gave a brief update explaining that the opposition period for filing has ended and Keuter has received the questions for legal and staff to answer.
6. **Seter Status Report:** Russ Newton.
Legal Status Report: 18 minutes.
- i. Rules and Regulations - No change.
 - ii. District Tap Fee Collection and Inventory - No change.
 - iii. WWTP District and County IGA - No change.
 - iv. Ward Property Inclusion - Updated that the district is assessing ins of probable cost.
 - v. Red Hawk Ranch Property Inclusion - Scott Bradley and his attorney have received the district's terms and have requested some clarification.
 - vi. Facility Expansion - Added the district is assessing ins of probable cost.
 - vii. District Debt Service - Newton explained that the funds held for debt service cannot have yield that exceeds the bond yield. He further explained that they will be having a rebate analyst investigate funds from interest rates and discuss recommendations on possible rebate.
 - viii. SB23-303 - No change.
 - ix. Tabernash Waterline Update – No change.
 - a. Old Town Waterline Cost Recapture Draft: 3 minutes. Newton presented related documents to the board with more in depth discussion between himself and the board. The agreement presented will cover safeguards as well as an appropriate recapture amount.
 - b. Red Hawk Ranch Inclusion Update: 3 minutes. Newton discussed updates and presented a memo regarding assumptions, intent, and administration for the IGA. Newton also informed the board the opinions of probable cost will be presented later once received.
 - c. PCV HOA Rules & Covenants: 3 minutes. Newton reviewed his analysis on the declaration in full and informed the board there is some discussion for putting a cap on residential development under the HOA,
 - d. Possible Executive Session: Not needed.
7. **Old Business: Banking Signers:** 3 minutes. Yoder informed the board that the addition of bank signers was successful, and the district's information is now updated with the bank. Yoder presented the bank signature form for Drewett and Anderson to sign.
8. **New Business:** 10 minutes. Yoder informed the board that he received an email from Dennis Saffel regarding a property bordering the district. Mr. Saffel intends to potentially buy property and request inclusion into the district, Yoder suggested they wait to enter an

agreement to secure the taps until the district is comfortable with the number of taps available and costs.

9. **Public Comment:** None.

10. **Adjourn:** Anderson adjourned the meeting at 8:14 p.m.

A handwritten signature in black ink, appearing to be 'Anderson', written over a horizontal line.

Approved by

8-8-23

Date