

Tabernash Meadows Water and Sanitation District  
Board of Directors Meeting  
August 7, 2017  
6:00 p.m. TMWSD Office, 729 Aster Drive, Tabernash, CO

1. Meeting Call to Order

- a. Call to order by Dick Sprague at 6:01 p.m.
- b. Board and Staff members present: Sprague, Anderson, Drewett, Eister, O'Donnell, Yoder and Schmeidbauer
- c. Consultants present: Kim Seter, General Counsel via phone conference
- d. Public Attendees: Glen Campbell
- e. There were no outstanding Disclosures

2. Approval of July 2017 Financials

- a. Donette reviewed the July 2017 Financial statements and the current paid check register items. The board wants to thank Donette for a job well done.
- b. A motion was made by O'Donnell to approve the July Financial report and the current paid check register items. Second by Anderson. Motion Approved: 5-0

3. Approval of July 11, 2017 Minutes

- a. A motion was made by Anderson to approve the July 11, 2017 minutes. Second by O'Donnell. Approved 5-0

4. Manager's Report

- a. Thom gave a full update on the operations of the TMWSD. He included a handout on the Wastewater Treatment Plant performance. There are no outstanding issues. Thom continues to do a good job keeping the board informed.

5. Kim Seter Update

- a. Late Fees – Kim will draft a new policy. The board requests keeping the amounts to fixed dollars rather than percentages. Kim will have a new policy to present at the September board meeting.
- b. On a motion by Drewett – “I move the Board enter into executive session pursuant to C.R.S. 24-6-402(4)(b) to confer with the attorney to receive legal advice concerning specific legal questions regarding Red Hawk Ranch and Lot 19 Covenants.” Second by O'Donnell. Approved 5-0
- c. On a motion by Drewett, Executive Session was closed at 7:00 p.m. Second by O'Donnell. Approved 5-0

6. SFE/EQR, water tap capacity definition, water decrees

- a. After a lengthy discussion around how to address any non-compliance issues, it was decided we needed a legal opinion. Thom will have Harvey Curtis look into this issue and get his opinion before moving forward.

7. Lot 19 Update

- a. The sale of Lot 19 is moving forward

8. Red Hawk Ranch

- a. Discussion on Red Hawk Ranch was held during the Executive Session

9. Old Town Community Waterline Update

- a. TMWSD is supporting the fire hydrant project

10. New Business

- a. Thom presented a request vacating an easement in Old Town Tabernash that is no longer needed.

11. Public Comment

- a. Glen Campbell re-introduced himself to the board. He will be building single family homes in Coyote Creek beginning Fall of 2017.

12. Next Board Meeting: September 12, 2017

13. Meeting adjourned at 7:55 p.m.

  
\_\_\_\_\_  
Board President

Date: \_\_\_\_\_

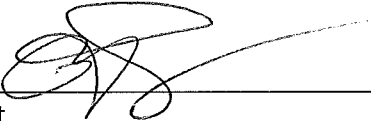
9/12/17

Tabernash Meadows Water and Sanitation District  
Board of Directors Meeting  
July 11, 2017  
6:00 p.m. TMWSD Office, 729 Aster Drive, Tabernash, CO

1. Meeting Call to Order
  - a. Call to order by Dick Sprague at 6:00 p.m.
  - b. Board and Staff members present: Sprague, Anderson, Drewett, Eister, O'Donnell, Yoder (Schmeidbauer – absent)
  - c. Consultants present: Kim Seter, General Counsel, via phone conference.
  - d. Public Attendees: Ruby Michalek, PCOA
  
2. Approval of June 20, 2017 Minutes
  - a. The following modifications were made to the June 20, 2017 minutes.
  - b. Item #1, b. the number 6, which was a typo, will be removed.
  - c. Donette Schmeidbauer should have been listed under the staff members present.
  - d. Kim Seter and Russ Newton should have been listed as general legal counsel, Seter & Vander Wall.
  - e. A motion was made by Drewett to approve the June 20, 2017 minutes with the listed corrections. Second by Anderson. Approved 5-0
  
3. Red Hawk Ranch Update
  - a. Thom contacted Scott Bradley regarding the informal agreement list of previously discussed items. There has been no progress to this point.
  
4. Old Town Community Waterline Update
  - a. Discussion continues on the legalities of this project. Any legal fees incurred by TMWSD will be passed along, as appropriate, when the project is complete.
  
5. Lot 19 Update
  - a. Kim Seter and Rudy Michalek joined in the Lot 19 discussion. Kim gave us an update and options for clearing existing covenants which were previously placed on Lot 19. Kim will talk directly with PCOA's attorney.
  
6. Late Fees
  - a. Kim gave us direction on how to calculate our late fees on delinquent homeowner accounts.
  
7. Managers/Operations Report
  - a. Thom gave the board a full update. There are no outstanding issues.
  
8. New Business
  - a. There was a discussion on past, present and future legal fees.
  - b. James Drewett gave us an update on the Coyote Creek development.
  
9. Public Comment: None

10. Next Board Meeting: Tuesday, August 8, 2017 at the TMWSD Office, 6:00 p.m.

11. Adjourned: 7:26 p.m.

  
\_\_\_\_\_  
President Date 8/2/17

  
\_\_\_\_\_  
Secretary Date 8-7-17