

Tabernash Meadows Water & Sanitation District  
Board of Directors Meeting Minutes  
729 Aster Drive, Tabernash Co. 6:00 p.m. and GoTo Meeting  
July 8, 2025

**1. Call to Order:**

- 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 Scott Cote via video, Member-at-Large Steve Roberts in person, arriving at 6:35 p.m. Manager Thom Yoder in person, Accountant Donette Schmeidbauer via video (departed at 6:46 p.m.), Administrative Assistant Mallory Moskowitz, in person.

Consultants: Russ Newton General Legal Counsel via video; Neil Shilling via video (departed at 6:46 p.m.)

Public: Micah Benson of Grand County via video (departed at 7:52 p.m.). Jay Conroy and Bentley Biggar via video (departed at 7:52 p.m.)

Disclosures: None.

**2. Possible Approval of Financials: May and June 2025. 25 minutes.**

- a. Schmiedbauer reviewed the check register and expenditures details. Drewett motioned to approve the May and June 2025 Financials as presented. Cote Seconded. Motion carried 3-0.

**3. Review & Possible Acceptance of 2024 Financial Audit, Shilling. 22 minutes.**

- a. Shilling reviewed the 2024 Financial Audit. Drewett motioned to approve the 2024 Financial Audit. Anderson Seconded. Motion carried 4-0.
- b. Yoder requested review and approval of Shilling and Company, Inc. invoice for 2024 Financial Audit. Drewett motioned to approve the 2024 Financial Audit invoice. Cote Seconded. Motion carried 4-0.

**4. Possible Approval of Minutes: May 13, 2025. 2 minutes.**

- a. Drewett motioned to approve the May 13, 2025 Meeting Minutes as presented. Roberts Seconded. Motion carried 3-0, Anderson abstained due to

absence.

**5. Managers and Operations Report:**

- a. **Operations Report:** 5 minutes. Yoder shared operations report for both May and June. Noting ongoing effort and time devoted to Red Hawk Ranch. The 2025 CCR for 2024 has been finalized and shared.
- b. **Discharge Permit Renewal:** 1 minute. Yoder is working with Miller on the application. Testing is ongoing.
- c. **Red Hawk Ranch Construction Update:** 5 minutes. Yoder reported RHR has completed preconstruction requirements including financial guarantee, construction drawings, various environmental permits, material submittals, and construction schedule. RHR currently intends to begin water & sewer pipe installation 7-14-2025.

**6. Seter Legal Status Report:**

- a. **Peak Performance Laundry Taps:** 85 minutes.

Conroy and Biggar presented a possible lease arrangement for District water and sewer capacity and payment of service fees based on the leased capacity. After an in-depth board discussion on current and potential future water use at the laundry, with Conroy and Benson commenting on possible options moving forward, Drewett requested to table this topic.

- b. **Rules & Regs Draft Review:** 20 minutes.

Newton presented changes made to the draft Rules and Regulations and Appendix A. The Board discussed the definition of a bathroom under Appendix A to include three-quarter and full bathrooms. Yoder reported that Miller is reviewing Appendix A. Yoder will forward the drafts to Grand County prior to possible approval in August.

- c. **Ward Property Update.** 6 minutes.

No significant updates on Ward Property. Yoder advised that reservoir storage may be impacted by instream water rights and Ward may need

purchase different storage. Yoder mentioned reservoir capacity could be expanded in the future.

d. **Red Hawk Ranch Inclusion Update:** 1 minute.

RHR has not submitted comments on the draft inclusion agreement.

7. **Old Business:** None.

8. **New Business:** None.

9. **Public Comment:** None.

10. **Adjourn:** 1 minute. Anderson adjourned the meeting at 8:52 p.m.

A handwritten signature in black ink, consisting of a stylized 'A' followed by a horizontal line extending to the right.