

**Tabernash Meadows Water & Sanitation District**  
**Board of Directors Meeting Minutes**  
**729 Aster Drive, Tabernash, CO 6:00 p.m.**  
**May 9th, 2023**

**1. Call to Order:**

- a. Anderson called the meeting to order at 6:04 pm.
- b. Attendance- Board Members and Staff present: President Bill Anderson via video, Treasurer James Drewett in-person, Secretary Ethan Foster via video, Member-at-large Richard Tarde via video, Member-at-large David Peters via video, Manager Thom Yoder in-person, Consultants: Russ Newton General Legal Counsel via video  
Public attending in person: Doug Oury-Resident, Cheryl McGowan-Resident, Carrie Thoms-Resident, Chris Key-Resident  
Public attending via video: Chris Key- Resident
- c. Ratification of Disclosures- Foster disclosed under contract to sell his property with closing on 5-23-23

**2. Board Member Topics:** Current board members will look to realign seats with Foster no longer eligible to serve on board

**3. Possible Approval of Financials, April 2023:** Yoder reviewed April check registers highlighting specifics noting the Simon Pipeline costs were higher than budgeted I&I due to owners pumping ground/melt water into sewer system. The I&I was also affected by the higher-than-normal snow loads causing more run off with the warmer temps. General review of costs and financials commenced. Audited 2022 financial reports won't be completed and ready for review until July 2023 board meeting, the audit is scheduled for the week of May 29, 2023. Motion by Foster to approve Financials as presented. Drewett Second. Motion approved 5-0

**4. Possible Approval of Minutes, April 11th, 2023:** Foster motion to approve minutes with amendments as discussed and revised minutes sent to Yoder. Peters Second. Motion approved 5-0.

**5. Managers and Operations Report:**

- a. Operations Report- On April 11, 2023 report shows spike due to owner found pumping ground/melt water directly into their home sewer system. Details reviewed from the report. Last week CDPHE had a Sanitary inspection that was very comprehensive (4 hours) covering many district items and no issues found! The report will be shared once completed and sent by CDPHE. Tabernash Community Lift Station may need maintenance and support but that expense would be incurred by Grand County. I&I discussion ensued about how colder runoff and potential affects to the wastewater plant with potential future expansion considerations. Noted – Roberts Pond is in process of filling
- b. Water Rights Update- Substitute water supply plans will be due in June 2023

- c. Tap Inventory Update- Discussion of taps that the district has sold is now at 80% but average daily flows are not near the trigger point prompting expansion yet. County IGA is also related to tap sales so those County owned tap sales must be coordinated with district capacity considerations. General consensus among the board to find the count on how many taps remaining can truly be sold.

## 6. Seter Status Report:

### Legal Status Report:

- a) Rules and Regulations- No Change
  - b) District Tap Fee Collection- No Change
  - c) WWTP District and County IGA- No Change
  - d) Ward Property Inclusion- No updates as noted below
  - e) Red Hawk Ranch Property Inclusion- Follow up in items below
  - f) Facility Expansion- No updates
  - g) District Debt Service- Tie in with Bonded debt update
  - h) SB23-303- Notes as presented
- A. SB23-303- Specifics as discussed on Seter report description of bill as proposed and as written that Tabernash should be in a good position for the future
  - B. Bonded Debt Update- Discussion and options presented based on actual costs with scenarios involving operations and situations with tap sales or how those funds get allocated based on current bond debt
  - C. Red Hawk Ranch Inclusion- Details on pre-inclusion draft to move towards an agreement that could be included with the district. County taps could be helpful with inclusion but Red Hawk Ranch would still be obligated for any necessary expansion.
  - D. Ward Inclusion- No New updates, will reach out to Ward entities for follow up.
  - E. Possible Executive Session- Not Needed

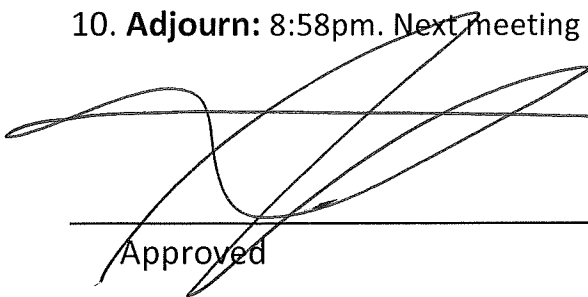
## 7. Old Business: None

**8. New Business:** First item- Drewett noting that the assessed county tax value is independent from the district tax values. Second item- Open board seat and being ready to find another board member

**9. Public Comment:** Carrie, Cheryl & Doug had questions about the density of proposed building on MF-2 and the ability to have the proposed usage per tap with the owner looking at 90-unit apartment complex. The district is only aware of agreement regarding the total of 40 taps that were in reservation agreement. District is directing owners to Appendix A for specifics. Question on fire suppression systems and could the existing water system handle a fire in a large building and the short answer is contingent on engineering. Carrie brought up preference that hot tubs should be discharged into sewer system, which the district concurs. Chris Key had same question about the re-

zoning proposal on MF-2 like public comments/questions earlier and the district doesn't have any information regarding the re-zoning proposal.

10. **Adjourn:** 8:58pm. Next meeting 6-13-2023, 6:00 pm.

  
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Approved

6-13-2023  
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date