

Tabernash Meadows Water & Sanitation District
Board of Directors Meeting Minutes
729 Aster Drive, Tabernash, Co. 6:00 p.m.
November 12, 2024

1. Call to Order:

- a. Drewett called the meeting to order at 6:01 p.m.
- b. Attendance – Board Members and Staff Present: President Bill Anderson via video, Treasurer James Drewett in person, Member-at-Large Scott Cote in person, Member-at-Large Richard Tarde in person, Member-at-Large David Peters via video. Manager Thom Yoder in person, Val Rangel in person.
Consultants: Russ Newton General Legal Counsel via video, Matt Stoffel PFM via video.
Public: None.
- c. Disclosures: None.

2. Possible Approval of Financials, October 2024: 22 minutes.

Yoder reviewed the check register and expenditures details.

Cote motioned to approve the October 2024 Financials as presented. Drewett Seconded.
Motion carried 5-0.

3. 2025 Draft Annual Budget 2nd Review: 20 minutes.

Yoder reviewed the annual budget draft.

4. Financial Planning Update: 36 minutes.

Stoffel discussed the impacts of the 2025 budget on long term planning including mill levy and debt retirement.

5. Possible Approval of Minutes, October 8, 2024: 1 minute.

Cote motioned to approve the October 8, 2024 meeting minutes as presented. Drewett Seconded. Anderson abstained due to absence at the October meeting.
Motion carried 4-0.

6. Rules & Regulations Update: 16 minutes.

Cote offered to continue reviewing the district rules and regulations with Yoder and Newton. Cote expressed some urgency on updating Appendix A.

7. Managers and Operations Report:

- a. **Operations Report: 5 minutes.** Yoder reviewed the operations report and provided brief updates on Well 2 being turned off and Robert's pond being discharged.

- b. **Bill.com Update:** 2 minutes. Rangel briefly discussed working on calling each vendor to inform them of electronic payments and uploading all of 2024 invoices into Bill.com before the new year comes.
- c. **Water Rights Update:** 1 minute. Yoder reviewed the water rights.
- d. **Lot MF-2 Tap Purchase Agreement Extension Update:** 5 minutes. Yoder reported Barker executed and made payment per the extension agreement.

8. Seter Legal Status Report:

- a. **Grand County IGA Update:** 5 minutes. Newton reported that the expansion lands identified in the IGA should be released from the Army Corps of Engineers in the first half of 2025, according to recent communication from the County.
- b. **Ward Property Update:** 5 minutes. Newton advised that the proposed changes to the draft will-serve letter were accepted, and Ward property has requested a 7-year term for the commitment.
- c. **Red Hawk Ranch Update:** 4 minutes. Newton reported that the District's RHR committee plans to mee with the RHR group prior to the December meeting.
- d. **Other:** Newton reported that the District will be subject to new tax legislation restricting tax revenue growth over each 2-year reassessment cycle to 10.5% (with certain exclusions). Newton will research whether the District can increase O&M taxes and lower debt service taxes in 2025, to allow the District to establish a larger revenue base for the new growth limitation to apply to.
- e. **Executive Session:** None.

9. Old Business: None.

10. New Business: None.

11. Public Comment: None.

12. Adjourn: 1 minute. Drewett adjourned the meeting at 8:04 p.m.

Approved By _____

12-10-2024
Date _____