Tabernash Meadows Water & Sanitation District
Board of Directors Meeting Minutes
729 Aster Drive, Tabernash, CO. 6:00 p.m. and Microsoft Teams
July 14, 2026

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 William Anderson in person, Treasurer James Drewett in person, Secretary Scott Cote via video, Member-at-Large Steve Roberts absent (excused), Member-at-Large Richard Tarde in person, Manager Thom Yoder in person, Accountant Donette Schmiedbauer via video, Admin Assistant Mallory Moskowitz in person.
   Consultants: General Counsel Russ Newton via video, Auditor Neil Schilling via video.
   Public: Michael Miller via video, Dave Peters via video, Mike Repucci in person, Dennis Saffel via video, and one anonymous caller on video.
   c. Disclosures: None.
2. **2025 Financial Audit Presentation**, Neil Schilling: *15 minutes.*
   a. Schilling reviewed the Draft 2025 Audited Financial Statements, highlighting another unmodified opinion, positive change to net position, and that filing is currently on schedule.
   b. Possible Approval of 2025 Financial Audit:
   Drewett motioned to approve 2025 Financial Audit and the Schilling invoice. Anderson seconded. Motion carried 4-0.
3. **Possible Approval of Financials:** May & June 2026: *21 minutes.*
   a. Schmiedbauer reviewed the May and June financial statements. Drewett motioned to approve May and June Financials as presented. Cote seconded. Motion carried 4-0.
4. **Possible Approval of Minutes:** May 12, 2026: *2 minutes.*
   a. Drewett motioned to approve May 12, 2026 Minutes. Cote seconded. Motion carried 4-0.
5. **Jimenez Property Development Update**, Saffel/Repucci: *22 minutes.*
   a. Repucci and Saffel are performing due diligence on whether the Jimenez Property may be included in the District for water and sewer service. The project is currently modeled at 60 EQRs. The next step is to place a deposit with the district through a pre-inclusion funding agreement. Newton can provide a basic form of inclusion petition and the parties could negotiate an inclusion agreement with tap purchase right if necessary. Drewett motioned to approve a Pre-inclusion Agreement between the District and the party under contract to purchase lots 2 and 3 of the subdivision exemption, including a $5k deposit, using the District's standard form of agreement. Cote seconded. Motion carried 4-0.
6. **Managers and Operations Report:**
   a. Operations Report: *8 minutes.*
   Yoder reviewed the operations report, maintenance around district buildings, and updated status on pond level.

b. Rich Ditch Agreements Update: *2 minutes.*
The Board previously approved staff to sign the maintenance and bypass agreements. However, all other parties involved have not yet come to a consensus regarding certain terms in the agreements.

c. Drought Communication & Discussion: *19 minutes.*
Yoder recommended the board continue the existing conservation order. There has been no water available for bypass in the Rich ditch. The pond has been depleting earlier than normal. Yoder reviewed residential water use report showing trends of water use in residential homes in the District with the long-term goal of real time monitoring, leak detection and customer management software. Drewett motioned to extend the drought conservation order until the next meeting. Cote seconded. Motion carried 4-0.

d. Element Water Consulting Staff Recommendation: *4 minutes.*
Yoder interviewed two water engineering firms and recommends Element Water Consulting to replace Canyon Water as the best fit for the District's reporting needs and water portfolio. Staff recommendation is to engage with Element Water Consulting on a time and material basis. Anderson and Drewett directed staff to move forward. Newton will draft a service agreement for Board approval at the next meeting.

e. UCWET Proposal: *3 minutes.*
Yoder recommends we collaborate with UCWET and provide a letter of support. Anderson agreed and directed staff to offer letter of support.

f. Water Rights Filing Update: *10 minutes.*
Water Rights filing has been completed, subject to a 20-day waiting period. Yoder explained impacts on the District's augmentation plan.

g. Bergquist Special Use Permit GCR 5: *3 minutes.*
Yoder reviewed Notice of Special Use Permit for portable toilets and clarified it is only for dry storage at a nearby property. Yoder noted that the District generally does not comment on development proposals unless they may impact water and sewer service and that no response is needed. The Board agreed with staff response.

7. **Tap Inventory Discussion**, Tarde: *6 minutes.*
    a. Tarde is trying to find the best metric(s) the District can use to determine the number of water taps available for sale based on modeled capacity. Water production and treatment capacity are among the main constraints to selling more water taps based on modeled daily use. Tarde will present an updated report to Yoder and then will review with the Board.

8. **Seter Legal Status Report:** 30 min.
    a. Red Hawk Ranch Inclusion Update: *5 minutes.*
    Newton had a good discussion with their team; but new concepts were presented and more discussion is needed before finalizing the draft inclusion agreement.
    b. No updates on Ward:
    Newton proposes removing them from the status report until discussions resume.
    c. Tap Abandonment, Bank of Oklahoma Letter: *5 minutes.*
    Newton reported that the tap allocation to lot 22 arose from a 2006 settlement

agreement with a bank that owned the property, not the standard rules and regulations. No tap permit was issued, but there is a tap purchase arrangement allocating a tap to the property. The bank pays service fees on the tap until the tap is purchased and the bank receives $20,000 of a tap purchase. Newton requested Board direction to send a letter to the bank offering a way to abandon the obligation to pay tap fees in exchange for waiving the right to $20,000, noting that the property has a single family home and more tap purchases are unlikely. Drewett motioned to direct Newton to move forward with the letter and potential amended agreement. Cote seconded. Motion carried 4-0.

d. PCVOA Agreement Update: *7 minutes.*
Nothing new to share; no meeting occurred or is currently scheduled. Yoder requested direction to attend or not attend the OA meeting to discuss the pond liner. Yoder will not attend the meeting. Newton has communicated with their attorney regarding the pond liner. Newton reminded the Board the only obligations of the District are to the augmentation plan.

e. County IGA: *1 minute.*
Nothing to new to share.

9. **Old Business:** None.
10. **New Business:** *8 minutes.*
    a. Drewett motioned to excuse Roberts' absence. Richard seconded. Motion carried 4-0.
11. **Public Comment:** None.
12. **Adjourn:** Anderson adjourned the meeting at 8:23 p.m.