

Tabernash Meadows Water & Sanitation District
Board of Directors Meeting Minutes
729 Aster Drive, Tabernash, CO. 6:00 p.m. and Microsoft Teams
August 11, 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 in person, Member-at-Large Steve Roberts in person, Member-at-Large Richard Tarde in person, Manager Thom Yoder in person, Admin Assistant Mallory Moskowitz in person. Consultants: General Counsel Russ Newton via video. Public: Dave Peters via video.
- c. Disclosures: None.

2. Possible Approval of Financials: July 2026. 19 minutes.

- a. Yoder reviewed the financial statements and reviewed upcoming capital projects. Cote motioned to approve the July financials as presented. Drewett seconded. Motion carried 5-0.

3. Possible Approval of Minutes: July 14, 2026. 1 minute.

- a. Drewett motioned to approve the July 14, 2026 Minutes. Cote seconded. Motion carried 4-0. Roberts abstained due to absence.

4. Managers and Operations Report:

a. Operations Report: 14 minutes.

Yoder reviewed the operations report and will pilot test bacteria addition to decrease foam in the waste plant. Yoder reported on the sanitary survey for drinking water and an approximate forty-percent reduction in water use year over year.

b. Rich Ditch Agreements Update: 2 minutes.

Yoder reviewed the Rich Ditch agreement. The parties involved agreed on language, and Yoder will move forward with signing.

c. Drought Communication & Discussion: 7 minutes.

Moskowitz presented drought communication tools and water usage tables, and reported on a recent customer shutoff and reactivation in response to a toilet leak discovered via meter monitoring. Yoder recommended keeping the current drought communication and restrictions in place. Drewett motioned to keep the existing drought restrictions unchanged until the September 22, 2026 Board Meeting. Cote seconded. Motion carried 5-0.

d. Element Water Consulting Service Agreement: 15 minutes.

Yoder reviewed the service agreement with Element. Newton clarified they operate on a master service agreement with task orders where work is outlined, and the Board would approve task orders with specific scopes of work rather than an overall scope under the agreement. Newton is negotiating liability terms and recommends approving and moving forward after that language is updated. Drewett motioned to approve agreement for services between TMWSD and Element Consulting, subject to Newton's review. Cote seconded. Motion carried 5-0. Yoder will seek signatures from

the Board President and Secretary for final signing.

- e. Water Rights Filing Update: 1 minute.

Yoder shared the water rights filing is complete and finalized.

- f. IT, Staff Recommendation: 13 minutes.

Yoder and Moskowitz recommended Executech to provide administrative IT support. Newton will need to update some terms in the service agreement and will likely move forward in October.

- g. Reservoir Update: 16 minutes.

Yoder is exploring options to perform a drone survey of the pond, which could help support future dirt work and updated surface volume levels.

- h. Conroy ACE permit: 20 minutes.

Yoder reviewed the US Army Corps of Engineers Public Notice and the map of Conroy's expansion project. Yoder will coordinate with Merrick to generate public comments from the District in response to the Public Notice.

5. Tap Inventory Discussion, Tarde: 44 minutes.

- a. Tarde reviewed the sewer tap inventory report and water tap capacity. Tarde requested Merrick to revisit the report and recalculate the number of water taps available for sale. Drewett requested more modeling to show water production compared to water storage compared to actual use. Yoder requested examples of Districts or reports that rely on max day use stats in their capacity analysis, and examples of reports that do not account for water tank storage in their calculations. Clarification is needed as to which days was max day use in district recorded to exceed 280 GDP. Tarde referenced page 12 of 32 of the capacity report. Yoder reiterated that the Board decided not to assess the additional 64 EQRs which is now outdated, and several other reference points have changed since the original report was generated. Staff was directed to update the engineering memo with more recent data. Yoder will try to get updated reports within the next two months.

6. Seter Legal Status Report:

- a. Red Hawk Ranch Inclusion Update: 2 minutes.

Newton will meet with their team at the end of August or first week of September.

- b. Jimenez Property update: 2 minutes.

Nothing has changed. Their team asked where to send payment. Newton reiterated they will need to provide any necessary upgrades to cover an addition of 60 EQRs.

- c. No updates on the county IGA.

- d. Potential tap abandonment: 1 minute.

The letter has been sent to the bank.

- e. PCVOA Agreement Update: 16 minutes.

Newton has no update to share. Yoder reviewed the notes from the July 29, 2026 meeting. Next steps are to engage Newton to answer some questions and return with responses by the meeting scheduled for October 5, 2026. Yoder recommended seeking public input on how reserves are used.

7. Old Business: None.

8. New Business: 5 minutes.

- a. Yoder will meet with Schmiedbauer on August 12 for an initial meeting to discuss

the 2027 budget.

- b. Yoder requested the September board meeting be moved to September 22, 2026 due to planned absence. All agree to meet on September 22 with a first draft of the budget and will include Stoffel from PFM to discuss refinancing.

9. **Public Comment:** Peters expressed gratitude to the Board and Staff.

10. **Adjourn:** Anderson adjourned the meeting at 9:00 p.m.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke, enclosed within a rectangular box.