

Tabernash Meadows Water & Sanitation District
Board of Directors Meeting Minutes
729 Aster Drive, Tabernash, CO 6:00 p.m.
June 14th, 2022

1. Call To Order:

- a. Anderson called the meeting to order at 6:02 pm.
- b. **Attendance-** Board Members and Staff present: President Bill Anderson in-person, Treasurer James Drewett in-person, Vice President Dick Sprague in-person, Member-at-large Richard Tarde via video, Secretary Ethan Foster via video, Manager Yoder in-person, Accountant Schmiedbauer via video, Consultants: Russ Newton, General Legal Counsel via video. Public attending via video: Dave Peters, resident, Susan Koeneke, resident, Dave Barker, PCV HOA Board & Developer, Jerry Nissen, resident
- c. **Ratification of Disclosures-** Drewett disclosed being a member of an HOA, Tarde disclosed being a member of the PCV HOA DRC

2. Director Items:

- a. **Conflict of Interest-** Newton clarified in the event of having a conflict of interest a person should recuse one's self from the Board. General discussion regarding conflict of interest and potential legal repercussions.
- b. **Community Communications-** Newton noted unless in acting in official capacity of the district to not use titles from the TMWSD board in informal communication. Yoder discussed community confusion from people contacting the district regarding an email sent from ['polecreekvalleyinfo@gmail.com'](mailto:polecreekvalleyinfo@gmail.com) dated 5/26/22. Drewett elaborated about his capacity as a contractor in his profession and delineating that from being a TMWSD board member. Tarde questioned about having future communications and how to include a signature, which board Anderson clarified including in the body of communication but not including titles in the signature section of communications. Newton reiterated no one should be speaking on behalf of the district without the authority to do so

3. **May 2022 Financials:**

- a. Schmiedbauer reviewed May 2022 financials, check register and managers credit card. Yoder had question on moving Seter bill expense for May 2022 election from the legal section, no change on financials was made. Drewett motion to approve May financial statements and expenses. Sprague 2nd, motion approved 5-0

4. **May 24, 2022 Board Meeting Minutes:**

- a. Newton noted title of minutes needed changed to “special meeting” since it did not coincide with typical second Tuesday of the month date. Drewett motion to approve contingent on title change. Sprague 2nd, Motion approved 5-0.

5. **Managers and Operations Report:**

- a. **Water Rights-** No New updates. **Tabernash Community Update-** Yoder said paperwork to be submitted from community members by July 1st for July 12th meeting review. Newton added its necessary for notice to be made community wide with petition for inclusion into the district. Anderson questioned about clarification of inclusion and general discussion ensued on community infrastructure. **Res. O&M Update-** Yoder confirmed July 21 meeting scheduled as Highland LLC finishing case in water court. Drewett elaborated on water district and Drewett/Yoder also elaborated on the IGA’s in relation to water rights regarding the series of water sources (I.e., District Ditches, Roberts Pond, etc.). Noted that operations and maintenance items are different then potential large scale rehab projects
- b. **Drought Stage 1 Declared TMWSD Drought Preparedness Plan Review-** Yoder reviewed specifics in the Drought Preparedness Plan and discussed recommendations with the board to support the Grand County Stage 1 Drought Declaration within the community. Anderson suggested communication included in billing statements for community and reaching out to the community HOA’s about the Drought Preparedness Plan and Drought Declarations

- c. **Source Water Protection Plan Review-** Yoder initiated discussion about when the plan was reviewed and revised in 2018. Anderson asked each board member to review and send feedback to Yoder. Discussion surrounding active examples of the plan regarding interaction with the active building site at lot 21 and ongoing environmental changes in the community. Yoder also pointed out the district will continue communication with new owners, developers, and the Pole Creek Golf Course to continue working on implementing/maintaining best management practices for Source Water Protection. Yoder continued to elaborate specific past examples of mitigation and issues supporting Source Water Protection. Tarde asked about ideas for community outreach in order to also help mitigate risk. The SWPP identifies largest risk to contamination being Highway 40. Tarde mentioned the PVC DRC members have given water safety information to members of the current construction projects, Tarde also asked if Roberts Pond contamination might be an issue? Yoder suggested having joint meetings with the HOA's of the multiple communities in the district and also brought up the idea of have a link on the website to spill reporting to Grand County.
- d. **Operations Report-** Yoder reviewed specifics in the report, things are going well in operations. Shared an example of helping cleanup in a home that had a sewer disconnect coincidentally at the same time sewer cleaning operations were occurring. Found faulty plumbing installation issues on the owner's system causing the failure, but district members still worked in support of cleanup with the community member.

6. Seter Status Report:

- a. **Lot 19 Possible Contract Approval-** Newton reviewed Lot 19 contract revisions, no new IGA's to discuss. Red Hawk Ranch has 2 months to deadline (expiration in August 2022) of confirmation for previous tap agreement. Foster questioned Lot 19 contract having a June 15 acceptance date. Foster motion to accept contract to sell Lot 19. Drewett 2nd, motion approved 5-0.

... "would like to give" ...

b. TMWSD/Grand County Inter-Governmental Agreement, 2016- Grand County was contacted by Yoder and no response by county yet, but items being worked on

7. **Old Business:** FMLI review follow up by Anderson from last month and his opinion is to also have the district be included

8. **New Business:** Minor accident involving a district employee and district vehicle, auto insurance likely to increase and onsite risk assessment to follow. Drewett suggested always backing into parking spots to pull out forward and Yoder also mentioned more situational awareness comments. Tarde asked about a more in-depth review of the Red Hawk Ranch development, Newton and Yoder are going to send previous district info to Tarde for his review. Newton also elaborated on the agreement that if expansion is needed for district inclusion due to capacity issues that expense would be handled by Red Hawk Ranch with taxation amounts

9. **Public Comment:** None

10. **Adjourn:** 8:30 pm. Next meeting 7-12-2022, 6 pm.

Approved

7-12-22
date