

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

1. **Call to Order:** 3 minutes.

- a. Drewett called the meeting to order at 6:01 p.m.
- b. Attendance – Board Members and Staff Present: President William Anderson absent/excused, 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.
Public: Michael (no last name) via video, Dave Peters via video.
- c. No disclosures.

2. **Possible Approval of Financials:** March 2026 17 minutes.

- a. Schmiedbauer reviewed the March 2026 financial statements. Tarde motioned to approve financials as presented. Cote seconded. Motion carried 3-0.

3. **Possible Approval of Minutes:** March 10, 2026 7 minutes.

- a. Drewett motioned to excuse Tarde's absence from the March 10, 2026 Board meeting. Cote seconded. Motion carried 3-0. Drewett motioned to approve March 10, 2026 minutes. Tarde seconded. Motion carried 2-0. Cote abstained.

4. **Managers and Operations Report:**

- a. Operations Report: 8 minutes.
Yoder reviewed the operations report.
- b. Drought Response Communication & Discussion: 38 minutes.
Yoder reviewed Grand County's drought communication and the 4/14/2026 drought response plan. Due to drought conditions, the pond may not be completely filled this year. Yoder presented a draft Conservation Order. Drewett motioned to approve the Conservation Order. Tarde seconded. Motion carried 3-0.
- c. Capital Update: 1 minute.
Influent valves were installed and are operating correctly. Admin vehicle will be picked up on 4/15/26.
- d. Red Hawk Ranch Construction Update: 2 minutes.
Yoder met on site with Merrick and the construction oversight staff.
- e. Lot 19 Construction Update: 5 minutes.
Construction has started for storage units. Owners have one sewer and one water tap and will operate a private lift station to connect to the District's sewer main.

5. **Tap Inventory Discussion:** 21 minutes.

- a. Yoder and Tarde reviewed the Final Miller Tap Inventory Report and tables. Discussion should be continued to determine a final number of taps to sell at or beyond 80% of the District's modeled capacity allocation.

6. **Seter Legal Status Report:** 30 min.

a. Possible Approval of Employee Handbook: 5 minutes.

Newton reviewed the option to allow employees to “top off” FAMLI leave using accrued leave. Employees work directly with FAMLI to determine whether taxes on FAMLI pay are withheld or not. Cote motioned to approve the Employee Handbook as presented. Drewett seconded. Motion carried 3-0.

b. Red Hawk Ranch Inclusion Update: 3 minutes.

Newton met with RHR’s legal counsel, and the draft inclusion agreement is almost finalized.

c. Service Fee Delinquency, Tap Abandonment: 10 minutes.

Newton explained how tap permits run with the land and that a property owner may abandon a tap under the District’s rules and regulations. Newton reported that a property owner purchased property from a bank believing they were only purchasing one tap and the bank was retaining a second tap assigned to the property. The bank stopped paying service fees on the second tap. TMWSD will discuss the options with the homeowner.

d. PCVOA Agreement Update: 33 minutes.

Cote motioned to enter executive session pursuant to § 24-6-402(4)(b) and (e), C.R.S., to obtain legal advice and develop negotiating positions regarding a draft addendum proposed by the Pole Creek Valley Owners’ Association concerning the August 1, 2007, Agreement between the parties regarding the Pole Creek Meadows Reservoir. Drewett seconded. Motion carried 3-0 and the executive session began at 8:02 p.m. Drewett motioned to end the executive session. Tarde seconded. Motion carried 3-0 and the executive session ended at 8:33 p.m.

7. **Old Business:** None

8. **New Business:** 1 minute. 2025 Audit is scheduled. Drewett requested that any unrelated topics be saved for new business.

9. **Public Comment:** None.

10. **Adjourn:** Drewett adjourned the meeting at 8:35 p.m.

