

Tabernash Meadows Water & Sanitation District  
Board of Directors Meeting Minutes  
729 Aster Drive, Tabernash Co. 6:00 p.m. and GoTo Meeting  
April 8, 2025

**1. Call to Order:**

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

**2. Possible Approval of Financials, March 2025: 33 minutes.**

Schmiedbauer reviewed the check register and expenditures details. Drewett motioned to approve the March 2025 Financials as presented. Cote Seconded. Motion carried 5-0.

**3. Possible Approval of Minutes, March 11, 2025: 1 minute.**

Drewett motioned to approve the March 11, 2025 meeting minutes as presented. Roberts Seconded. Motion carried 4-0, Cote abstained due to not attending the meeting.

**4. Managers and Operations Report:**

- a. **Operations Report: 20 minutes.** Yoder thoroughly reviewed the operations report and confirmed that the issues related to the genset and the leakage in the Old Tabernash have been repaired.
- b. **Discharge Permit Renewal: 16 minutes.** Yoder reported the Discharge Permit has been expired for 9 years and intends to complete an application for a conversion to a general permit. The district engineer will review the submission. Yoder raised concerns regarding possible increase in laboratory costs and plans to monitor them closely.
- c. **Grand County IGA Update: 26 minutes.** Yoder provided a brief update on the tap fees discussion he had with the county manager's office related to the Conroy property. Yoder commented that the commercial properties where district water service and county sewer overlap is a new challenge that he and the county are evaluating.

**5. Seter Legal Status Report:**

- a. **Terminated Tap Purchase Agreement: 2 minutes.** Newton advised that he will review the agreement to confirm that additional payment is due.

- b. **Rules & Regs Update:** 38 minutes. Newton provided a draft revision of the rules and regulations, which will include changes to the fees. Newton plans to present a final draft at the May Board meeting.
- c. **Ward Property Update:** 1 minute. No update on Ward Property.
- d. **Red Hawk Ranch Update:** 8 minutes. Newton reported that RHR is working on a revised draft inclusion agreement based on recent discussion. If the draft is acceptable, it will be presented to the RHR committee for feedback and then possibly to the board for approval. Water legal is evaluating the water demands and augmentation plan. Yoder presented the RHR construction plans and private bids to the board, stating that he would send those plans to the engineers. They're looking to start the project in about a month.
- e. **Proposed Legislation Update:** 3 minutes. Newton reported on two proposed legislative bills pertaining to tap fees and service requirements and the Colorado Open Records Act.

6. **Old Business:** 1 minute. Yoder noted the Miller revision review will begin in May.

7. **New Business:** 10 minutes. Yoder updated the board on the conference and training he attended in March, where he connected with several vendors. Yoder discussed fluoride in drinking water, clarifying that our fluoride is naturally occurring in one of the wells and is monitored closely and blended to maintain recommended concentration. Yoder also presented the latest results regarding PFAS, indicating that there were detections in all 3 wells within the district. Yoder wanted to understand the results better as the finished drinking water results indicated no PFAS present. Yoder requested to cancel the June board meeting scheduled for June 10, 2025 due to travel, and the board unanimously agreed. Yoder informed the board that Val will no longer be working with the district as of April 30<sup>th</sup>, and moving out of state. Yoder joined the board in thanking Val for her service.

8. **Public Comment:** None.

9. **Adjourn:** 1 minute. Anderson adjourned the meeting at 8:41 p.m.

Approved By

Date

5-13-2025