

Tabernash Meadows Water & Sanitation District
Board of Directors Meeting Minutes
729 Aster Drive, Tabernash, Co. 6:00 p.m.
August 13, 2024

1. Call to Order:

- a. Anderson called the meeting to order at 6:00 p.m.
- b. Attendance – Board Members and Staff Present: President Bill Anderson in person, Treasurer James Drewett in person, Member-at-Large Scott Cote via video, Member-at-Large Richard Tarde in-person, Member-at-Large David Peters in person. Manager Thom Yoder in person, Val Rangel in person. Consultants: Russ Newton General Legal Counsel via video. Public: None.
- c. Disclosures: None.

2. Possible Approval of Financials, July 2024: 16 minutes

Yoder reviewed the check register detail and expenditures.

Drewett motioned to approve the July 2024 Financials as presented. Peters Seconded. Motion carried 5-0.

3. Possible Approval of Minutes, July 9, 2024: 1 minute

Peters motioned to approve the July 9, 2024 meeting minutes as presented. Drewett Seconded. Cote abstained due to absence at the July meeting. Motion carried 4-0.

4. Lot MF-2 Utility Easement and Extension Requests: 42 minutes

Yoder reviewed the easement and extension requests from the property owner.

Drewett motioned to enable vacating the internal easements on Lot MF-2 for the purpose of vacating the existing plat. Peters Seconded. Motion carried 5-0.

The board provided staff direction to request an up-front deposit payment for legal time related to extension draft work. Further direction to staff was to require full, nonrefundable payment of extension cost.

5. Managers and Operations Report:

- a. **Operations Report: 8 minutes**. Yoder reviewed the operations report.
- b. **2023 Financial Audit Extension: 3 minutes**. Yoder reported Shilling expects to present the audit to the board in September.
- c. **I.T. Update: 1 minute**. Yoder briefly discussed the I.T. update.
- d. **Staff Update: 3 minutes**. Yoder briefly updated on staffing changes.

6. Seter Legal Status Report: 4 minutes. No update to Tap Fees, IGA, Debt Service.

- a. **ADA Resolution: 5 minutes**. Newton reviewed the ADA resolution.

Anderson motioned to approve the resolution to adopt the digital accessibility policy and designating Yoder as the compliance coordinator. Peters Seconded. Motion carried 5-0.

- b. **Ward Property Inclusion & Easement Update:** 17 minutes. Newton provided a brief update regarding the inclusion. Yoder recommended consent contingent on drainage plan. The board provided verbal consent until an execution copy is provided.
- c. **Red Hawk Ranch, Inclusion Properties:** 5 minutes. Newton discussed plans to meet with Yoder and Red Hawk Ranch. Newton also expressed interest in meeting with the committee regarding Red Hawk Ranch's requests.
- d. **Rules and Regulations:** 3 minutes. Cote and Peters volunteered to form a committee with Newton and Yoder to review and present proposals for updates.
- e. **Expansion:** 1 minute. Yoder briefly updated that the county believes the expansion property may become available within a year or two.
- f. **Executive Session:** None.

7. **Old Business:** 4 minutes.

Yoder provided brief updates regarding the status of Miller and Associate's projects, applications for grant funding, and the district's tap accounting.

8. **New Business:** 2 minutes.

Anderson disclosed his plans to remain seated as president until the end of year.

9. **Public Comment:** None.

10. **Adjourn:** 1 minute. Anderson adjourned the meeting at 7:52 p.m.



Approved By

9-10-2024

Date