

Tabernash Meadows Water & Sanitation District
Board of Directors Meeting Minutes
779 Aster Drive, Tabernash, CO 6:00 p.m.
December 12, 2023

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 Bill Anderson in person, Treasurer James Drewett in person, Member-at-Large Richard Tarde in person, Member-at-Large Scott Cote in person, Member-at-Large David Peters via video, Accountant Donette Schmiedbauer in person, and Manager Thom Yoder in person.
Consultants: Russ Newton General Legal Counsel via video.
Additional Disclosures: None.

2. Public Hearing of Proposed 2024 Budget, Rates, and Fees: 1 minute.

Anderson opened the Public Hearing. Drewett motioned to exit the Public Hearing. Anderson Seconded. Motion carried 5-0.

3. Possible Approval of Proposed 2024 Budget, Rates, and Fees: 19 minutes.

Schmiedbauer reviewed the budget explaining that she has made a few minor adjustments. Newton offered some clarification on Mill Levy requirements regarding the budget. Yoder described all the current rates set for the district, citing an inclining rate structure, as well as an increase to base rates and inspection fees. Newton informed Yoder that he will update the proposed Fee Resolution with the mentioned alterations. Drewett motioned to approve the following four documents: the Resolution of the Tabernash Meadows Water and Sanitation District Water and Wastewater Fees, Tolls, Rates, Totalities, and Charges, the Budget Appropriation Resolution 1-09-01, the Resolution to Set Mill Levies 1-09-02, and the Certification of Tax Levies for Non-School Governments. Cote Seconded. Motion carried 5-0.

4. Possible Approval of Resolution for Cost Recapture Fees of the Tabernash Community Water Line: 6 minutes.

Newton gave some clarification on the new resolution and gave a recommendation to add the verbiage “subject to capacity allocation”. Anderson informed the board that he believes they should not approve the resolution until they know the district capacity and how many taps will be bought to err on the side of caution. The board agreed to table the discussion until further notice.

5. Possible Approval of Financials, November 2023: 18 minutes.

Schmiedbauer reviewed the check register detail. She explained they are still waiting for the final payment for the marijuana incident reimbursement. She also highlighted salaries

and benefits remaining lower due to short staffing. Drewett motioned to approve November 2023 Financials as presented. Cote Seconded. Motion carried 5-0.

6. Possible Approval of Minutes, November 14, 2023: 3 minutes.

Newton provided some clarification that “ratification” is not needed in disclosures as the ratifications are done at the start of the year. Drewett motioned to approve the November 14, 2023 Minutes as presented. Cote Seconded. Motion carried 5-0.

7. Managers and Operations Report:

- a. **Operations Report: 21 minutes.** Yoder explained that the Pole Creek Valley exit flume and wastewater plant sensors had their annual calibration but are reading low now. Yoder believes the calibration is off and is working on verifying the numbers and potentially recalibrating the sensors again. He said they are pending final disposal of the waste from the marijuana incident since there are no incinerators equipped for the waste nearby. Yoder said he still has no updates on the beavers, HOA and CPW have put the conversation on hold.
- b. **Operations Staff Performance Reviews and Bonuses: 1 minute.** Yoder updated that he did all the staff performance reviews and recommends full performance bonuses. Anderson motioned to approve the recommended performance bonuses for staff. Cote Seconded. *5-0. motion carried*
- c. **PCV HOA Agreement and Insurance: 5 minutes.** Newton explained that the PCV HOA agreement covers the *pond*, however under Section 6 it’s missing the required additional liability insurance to recreate on or around the pond. The district’s insurance provider informed him that the agreement is not sufficient and will require a language adjustment describing that on and around usage is covered. The board gave Newton and Yoder direction to proceed with getting an agreement language change and presenting it to the HOA.
- d. **Website ADA Compliance: 10 minutes.** Yoder told the board that currently the website is out of compliance with the House Bill covering ADA compliance and the district is required to meet compliance standards by July 2024. He got a quote on a new platform which is ADA compliant for approximately \$1,800 which includes any onboarding fees. The board gave Yoder the direction to move forward with changing to a new, compliant platform.
- e. **Grand County WRAP: 3 minutes.** The county requested a match for their action plans for wildfires known as WRAP, Yoder requested a \$500 match from the board to the county’s \$10,000. Drewett motioned to provide a \$500 match to WRAP 2024. Cote Seconded. *5-0. motion carried*

8. Seter Status Report: 19 minutes. Newton updated that the Ward Property Inclusion is currently looking at building 200 one-bedroom units and 120 two-bedroom units. Newton is still waiting on the return for opinions of probable cost. Newton also said the district will need to include the SFE schedule in the water rights, Yoder said he will get SFE clarification. Yoder said he will be asking the water attorney if there is flexibility in the

SFE schedule to adjust based on unite purpose. No updates from Yoder or Newton on the Red Hawk Ranch.

a. Possible Executive Session: Not needed.

9. Old Business: None.

10. New Business: 2 minutes. Yoder requested that the January 4, 2024 meeting be cancelled. The board unanimously agreed to cancel the meeting. After approval Yoder said he will post a notice of cancellation. Following a brief discussion Yoder assigned Newton as his stand in for running meetings in case of his absence. Anderson asked if they wanted to discuss the 2024 schedule for meetings, the board unanimously agreed to maintain the schedule of the second Tuesday of each month.

11. Public Comment: None.

12. Adjourn: 1 minute. Meeting adjourned at 7:51 p.m.



Approved By:

2-13-2024

Date

with corrections