

Tabernash Meadows Water & Sanitation District
Board of Directors Meeting Minutes
729 Aster Drive, Tabernash, CO. 6:00 p.m. and Microsoft Teams
September 22, 2026

1. **Call to Order:** 4 minutes.

- a. Anderson called the meeting to order at 6:02 p.m.
- b. Attendance - Board Members and Staff Present: President William Anderson in person, Treasurer James Drewett in person, Secretary Scott Cote in person, Member-at-Large Steve Roberts in person, Member-at-Large Richard Tarde in person, Manager Thom Yoder in person, Accountant Donette Schmiedbauer in person, Admin Assistant Mallory Moskowitz in person.
Consultants: General Counsel Russ Newton via video, Matt Stoffel via video, Nick Babberl via video.
Public: Steve Ambrose via video, Dan Merchant in person, Michael Miller (bot?) via video.
- c. Disclosures: None.

2. **Possible Approval of Financials:** August 2026. 13 minutes.

- a. Schmiedbauer reviewed the financial statements. Cote motioned to approve the August financials as presented. Drewett seconded. Motion carried 5-0.

3. **2027 Draft Budget Presentation:** 34 minutes.

- a. Schmiedbauer presented the draft budget for 2027, noting an increase in assessed value of 2.1% and proposed rate increases of 3.6%. Yoder reviewed the capital budget details. Staff requested approval for \$14,000 for a biosolid press and \$13,300 for a construction grade drone survey of the pond and ditch. Drewett motioned to approve \$14,000 for the biosolid press and to approve, but not exceed, \$13,300 for the survey, subject to legal review of the drone survey contract. Cote seconded. Motion carried 5-0.

4. **2027 Capital, Staff Direction:** 29 minutes.

- a. Yoder and Moskowitz presented the Ferguson gateway proposal and the Muni-Link cost analysis, noting it would provide daily meter reporting. The Muni-Link costs are already built into the draft 2027 budget. Anderson agrees to keep moving forward with both for now and will revisit next month.

5. **Possible Approval of Minutes:** August 11, 2026. 1 minute.

- a. Drewett motioned to approve the August 11, 2026 Minutes. Cote seconded. Motion carried 5-0.

6. **Managers and Operations Report:**

- a. Operations Report: 5 minutes.
Yoder reviewed the operations report.
- b. Drought Communication & Discussion: 2 minutes.
Yoder recommended rescinding the Conservation Order, and continuing drought messaging. Cote motioned to rescind the Drought Conservation Order at end of the 3rd quarter. Drewett seconded. Carried 5-0.
- c. Element Water Consulting Task Orders 1 & 2: 3 minutes.

Yoder reviewed the task orders. The first includes work on the District's water rights case and DIV5 reporting. The second task order will be reviewing Red Hawk Ranch inclusion and dedication of water. Drewett motioned to approve Task Order 1 and 2 and authorize Yoder to sign them. Cote seconded. Motion carried 5-0.

d. Reservoir Update: 5 minutes.

Yoder shared reservoir update. The District will move forward with a new survey and will include a volume-to-height relationship. Yoder discussed potential benefits from lining the ditch and will bring a proposal to the Board.

e. Conroy ACE permit: 2 minutes.

Yoder shared Merrick's comments on the proposed Conroy Excavation Yard Expansion Project and Merrick's review of the FOIA records for the project.

7. **Tap Inventory Discussion**, Tarde: 4 minutes.

- a. Yoder approved Tarde's request for confidential records from the CDPHE. Tarde was requested to share the records with the Board, and Tarde plans to share them after downloading and compiling them.

8. **Seter Legal Status Report**: 4 minutes.

- a. Red Hawk Ranch Inclusion Update: No updates to share regarding RHR. No progress to share regarding Jiminez inclusion, other than their payment has been received.
- b. PCVOA Agreement Update: Newton sent a letter commenting on the agreement to the HOA's attorney on Aug 27, 2026, and had no response to date. The working group will meet October 5th at 8am.

9. **Old Business**: 5 minutes.

- a. Yoder asked if Service Agreement with Executech is ready to sign. Newton shared there were some updates made to the agreement to make it standard for the district and there are no other legal concerns. Cote motioned to approve the agreement and authorize Yoder sign. Drewett seconded. Motion carried 5-0.
- b. Yoder reviewed the 2026 sanitary survey for drinking water.

10. **New Business**: None.

11. **Public Comment**: 15 minutes.

- a. Dan Merchant expressed frustration after installing a water meter at the Merchant Ranches property. Yoder shared the District's agreement with the County that sewer-only customers are to install a compatible water meter, at the customer's cost, to account for contribution to the sewer system. Merchant believed he should receive a water meter at no cost and that Yoder represented a meter would be provided at no cost. Yoder noted all other County sewer customers had purchased the required meters and did not represent a meter would be provided for free. Newton reiterated the District's Rules and Regulations are legally binding and no hypothetical verbal agreements can overrule the Rules and Regs. Anderson recommended continuing this discussion at next month's board meeting and inviting Micah Benson.

12. **Adjourn**: Anderson adjourned the meeting at 8:06 p.m.

