Tabernash Meadows Water & Sanitation District
Board of Directors Meeting Minutes
729 Aster Drive, Tabernash, CO 6:00 p.m.
November 9, 2021

1. **Call To Order:**
    a. Yoder called the meeting to order at 6:00 pm.
    b. Board Members and Staff present: President Anderson absent/excused, Treasurer Drewett in-person, Vice President Sprague in-person, Member-at-large Thoms via video, Manager Yoder in-person, Accountant Schmeidbauer via video. Consultants: Russ Newton; General Legal Counsel, Public attending: None.
    c. There were no disclosures.
2. **Board Seat Vacancy:**
    a. Drewett is spreading the word as much as possible.
3. **September 2021 Financials:**
    a. Schmeidbauer reviewed October 2021 financials, check register and managers credit card for the Board.
    b. Drewett motion to approve October 2021 financials as presented, Thoms 2nd, motion approved 3-0.
4. **2022 Draft Annual Budget Presentation:**
    a. Schmeidbauer gave a brief overview of the proposed 2022 budget. Yoder noted changes include adding funds for board member compensation in 2022. Yoder requested an additional $10,200 capital allowing the district to complete water meter upgrades in 2 years rather than 3. The water meter capital project will total $31,200 for 2022. Board directed staff to include the requested capital in the 2022 budget.
5. **October 12, 2021, Board Meeting Minutes:**
    a. Having reviewed the minutes Drewett motion to approve as presented. Thoms 2nd. Motion approved 3-0.
6. **Managers and Operations Report:**
    a. **Water Rights update:** Yoder discussed the Tabernash Community Waterline meeting held 11-5-21 which he attended with Drewett. The meeting was well attended by stakeholders. Topics included remaining Grand County sewer enterprise customers, joining Tabernash Meadows WSD or receiving extra-territorial water service, service fees and the in-district mill levy. The stakeholder group will escrow funds for engineering with Conroy as a next step. Yoder collected a tap purchase estimate

form from attendees. Newton explained the district cannot levy different tax rates or fees for in-district customers. A solution would be to form a sub-district which would be costly and have long term administrative requirements or be extra-territorial customers. Yoder believes the new water line customers prefer to join the district and be eligible for representation on the board of directors. Yoder will reach out to stakeholders and report back.

b. **Lot 19 Contract Extension:** The Board reviewed a proposed contract extension for the purchase of lot 19. Newton advised the contract should include a 2nd signature line for the added buyer's entity to the contract. Yoder noted the buyer is planning to participate in a lift station that will serve all lots on north GCR 5221. The district is planning to design the lift station in anticipation of future development. Yoder added district expenditures are currently unbudgeted in this area but expects to not exceed the overall annual budget. Board directed staff to continue with planning. Drewett motion to approve contract extension with addition of buyer's entity signature line, Thoms 2nd the motion. Motion approved 3-0.

c. **Operations Report:** Yoder reviewed the report noting staff had responded to a residential leak in the lakeside area. Yoder attributed the timely response to the new water meters. Treatment facilities are running well with staff preparing for cold weather operations.
Yoder informed the board a possible buyer of Red Hawk Ranch had contacted him to schedule a meeting. Drewett volunteered to attend with Yoder. Yoder will report back.
Yoder reported he has distributed the draft irrigation agreement to the Vistas at Pole Creek OA and it was well received. After review by its legal Counsel Vistas OA will execute and abide by the document. Yoder will distribute to other irrigation system operators within district boundaries. The agreement will serve as a boiler plate agreement for all high density areas that currently or intend to operate central irrigation systems.

7. **Seter Status Report:**

a. Newton gave a brief overview of the Seter Status Report highlighting upcoming special district election requirements. The district will hold an election in May of 2022.

b. Newton informed the board he has forwarded an invoice from Kutak Rock to Yoder related to the 2018 bond refinance. There was an oversight in delivery and the invoice should be paid and coded to the appropriate fiscal year.

7. **Old Business:** Yoder informed the Board he had forwarded the information packet for tonight's meeting to Mr. Peters, as requested, omitting the legal status report as it may include privileged information.
8. **New Business:** None
9. **Public Comment:** None present.
10. **Adjourn:** 7:30 pm. Next meeting 12-14-2021, 6 pm.

Approved

12-14-21

date