

Tabernash Meadows Water & Sanitation District
Board of Directors Meeting Minutes
729 Aster Drive, Tabernash, CO. 6:00 p.m. and Microsoft Teams
May 12, 2026

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 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, Admin Assistant Mallory Moskowitz in person. Consultants: General Counsel Russ Newton via video. Public: Michael (no last name) via video, Dave Peters via video.
 - c. No disclosures.
2. **Possible Approval of Financials:** April 2026 21 minutes.
 - a. Yoder reviewed the April financial statements. Drewett motioned to approve financials as presented. Cote seconded. Motion carried 5-0.
3. **Possible Approval of Minutes:** April 14, 2026 1 minute.
 - a. Drewett motioned to approve April 14, 2026 minutes. Cote seconded. Motion carried 3-0. Roberts and Anderson abstained.
4. **Managers and Operations Report:**
 - a. Operations Report: 45 minutes.

Yoder reviewed the operations report and discussed taps sold and tap capacity metrics.
 - b. Rich Ditch Maintenance & Bypass Structure Agreement Draft: 4 minutes.

Yoder shared the draft documents, which have been reviewed by David Kueter. Staff requested Board's approval to sign the Rich Ditch maintenance and bypass structure agreements once finalized. Cote motioned to approve Yoder to sign and execute the Rich Ditch Bypass Structure Agreement Contract No. 506650 and the Rich Ditch Repair and Maintenance Agreement for Calendar Year 2026 Contract No. 506648 as presented, with minor modifications pending edits from David Kueter. Anderson seconded. Motion carried 5-0.
 - c. Drought Communication & Discussion: 24 minutes.

Yoder reviewed existing drought communication from the Grand County Drought Committee and TMWSD.
 - d. Red Hawk Ranch Construction Update: 1 minute.

Yoder shared construction continues to move forward.
 - e. Lot 19 Construction Update: 6 minutes.

Yoder shared updates regarding two storage unit buildings and a private lift station being built on Lot 19.
5. **Tap Inventory Discussion, Tarde:** 17 minutes.
 - a. Tarde questioned water production, treatment, and tank capacity for customers and fire flow during peak use, and whether a new water production well and filter bank

upgrade would be sufficient to meet peak demand.

6. Seter Legal Status Report:

- a. Red Hawk Ranch Inclusion Update: 1 minute.

Red Hawk Ranch is working on revisions to the draft inclusion agreement.

- b. Service Fee Delinquency, Tap Abandonment: 13 minutes.

Yoder shared updates regarding a property that had delinquent service fees on an unused tap and potential tap abandonment pursuant to the District's rules and regulations.

- c. PCVOA Agreement Update: 39 minutes.

Discussion was deferred to executive session.

7. Old Business: 1 minute.

- a. June Board Meeting is cancelled.

8. New Business: 10 minutes.

- a. The District is seeking a new water rights engineer and has identified three to interview.

- b. Anderson raised concern about Grand County's drought conditions, overall water use and discussed ideas to encourage homeowners to replace or upgrade toilets and encourage conservation.

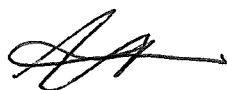
- c. Cote discussed best procedure for Board communication, reiterating the District Manager is the best point of contact for all communication between Board members and any contractors, vendors or operations staff. Drewett emphasized the importance of maintaining consistency in all external communication. Messaging and information should come from the District or District Board as a whole, with no messaging being sent out from any one individual. All members agreed to these procedures.

9. Public Comment: None.

10. Executive Session:

- a. Drewett motioned to enter executive session pursuant to § 24-6-402(4)(b) and (e), C.R.S., to obtain legal advice and develop negotiating positions regarding a draft addendum proposed by the Pole Creek Valley Owners' Association concerning the August 1, 2007, Agreement between the parties regarding the Pole Creek Meadows Reservoir. Cote seconded. Motion carried 5-0 and the executive session began at 8:28 p.m. Drewett motioned to end the executive session. Cote seconded. Motion carried 5-0 and the executive session ended at 9:07 p.m.

11. Adjourn: Anderson adjourned the meeting at 9:07 p.m.

A handwritten signature in black ink, appearing to be 'AA' followed by a flourish, is centered within a rectangular box.