

Tabernash Meadows Water & Sanitation District  
Board of Directors Meeting Minutes  
729 Aster Drive, Tabernash, CO 6:00 p.m.  
May 14, 2024

**1. Call to Order: 2 minutes.**

- a. Anderson called the meeting to order at 6:01 p.m.
- b. Attendance – Board Members and Staff Present: President Bill Anderson in person, Treasurer James Drewett in person, Member-at-Large Scott Cote in person, Member-at-Large Richard Tarde in person, Member-at-Large David Peters via video. and Manager Thom Yoder in person.  
Consultants: Russ Newton General, Legal Counsel, in person, Matthew Stoffel, PFM, via video, and Lauren Benton, Miller & Associates, via video.  
Public: Susan Koeneke, Resident, via video, Dave Barker and Eric Knopping, in person.  
Additional Disclosures: None.

**2. Disclosures, Russ Newton: 23 minutes.**

Newton explained the conflict disclosure requirements and best practices, noting that personal support/opposition on a matter without a financial interest should not amount to a conflict if it does not impede a director's fiduciary duty while discussing and voting on a District matter, but potential conflicts should be disclosed. Drewett disclosed that he wrote a letter in favor of the Lot 19 project to Grand County. Tarde disclosed that he made a public comment against MF2 during a County Commissioner meeting and attended design review meetings regarding Lot 19. Cote disclosed that he attended hearings for projects within the district. Mr. Newton added that recusal should only occur if there is a *per se* conflict or a director believes there is a conflict.

**3. Possible Approval of Financials, April 2024: 20 minutes.**

Yoder reviewed the check register detail, noting the district hired a new admin employee. Drewett motioned to approve the April 2024 Financials as presented. Cote Seconded. Motion carried 5-0.

**4. Possible Approval of Minutes, April 9, 2024: 2 minutes.**

Anderson noted two edits within the call to order, Drewett called to order, not Anderson, and Anderson was via call, not video.  
Cote motioned to approve the April 9, 2024 meeting minutes with amendments. Drewett Seconded. Motion carried 5-0.

**5. Miller & Assoc. Engineering Reports Q&A, Lauren Benton: 27 minutes.**

Yoder explained all additions Benton and Hach felt are necessary for the district. Benton provided highlights from the report and answered questions and concerns from the board.

Drewett motioned to lift the moratorium on tap sales. Tarde Seconded. After some discussion the motion was withdrawn due to lack of need; moratorium ends May 15.

**6. PFM Financial Analysis Q&A, Matthew Stoffel: 50 minutes.**

Stoffel gave a short update on the current status of the analysis and provided some answers to board questions and discussion.

**7. Tap Purchase Agreement Extension Request, Dave Barker & Eric Knopping: 13 minutes.**

Barker and Eric Knopping, the owners of Lot MF2 requested a one-year extension of their prior agreement under similar terms and with acceptance of recent price increases, explaining that their permits are taking longer than expected.

Anderson requested to table the discussion until a future meeting.

**8. Managers and Operations Report:**

- a. **Operations Report: 14 minutes.** Yoder reviewed the operations report and provided brief updates on wastewater collections system inspection and cleaning and backflow device testing.
- b. **Website & I.T.: 13 minutes.** Yoder noted the new website as well as some updates.
- c. **Administrative Staff: 3 minutes.** Yoder updated the board on their new administrative staff member and explained the training she is being provided.

**9. Seter Status Report:**

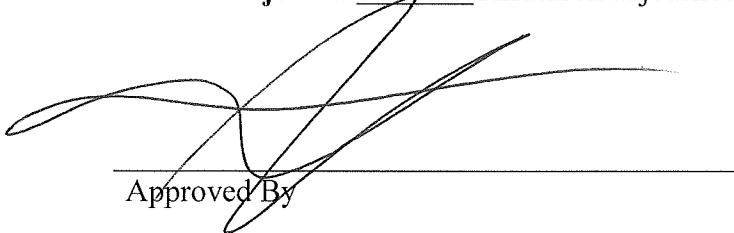
- a. **Red Hawk Ranch, Inclusion Properties, and Tap Purchase Agreement: 17 minutes.** Newton provided a draft inclusion agreement with commentary from the committee and Newton, as well as Red Hawk Ranch redlines. Yoder recommended the board rely on the committee and Newton to further develop an improved agreement.
- b. **Lot 16 Well Easement: 20 minutes.** Newton presented the easement update request for lot 16, explaining that they are asking for consent for ingress-egress easement without a six-lot restriction. He has not heard back on document showing prior amendment or any design/engineering plans.
- c. **Technology ADA Compliance: 7 minutes.** Newton provided a brief update on ADA compliance requirements and deadlines.
- d. **Possible Executive Session:** Not needed.

**10. Old Business:** None.

**11. New Business:** None.

**12. Public Comment:** None.

13. **Adjourn:** 1 minute. Anderson adjourned the meeting at 9:20 p.m.

  
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Approved By

6-11-2024  
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Date