

Tabernash Meadows Water & Sanitation District  
Board of Directors Meeting Minutes  
729 Aster Drive, Tabernash, Co. 6:00 p.m.  
October 8, 2024

**1. Call to Order:**

- a. Drewett called the meeting to order at 6:00 p.m.
- b. Attendance – Board Members and Staff Present: President William Anderson absent/excused, Treasurer James Drewett in person, Member-at-Large Scott Cote in person, Member-at-Large Richard Tarde via video, Member-at-Large David Peters in person. Manager Thom Yoder in person, Accountant Donette Schmiedbauer via video, Val Rangel in person.  
Consultants: Russ Newton General Legal Counsel via video, Matt Stoffel PFM via video.  
Public: None.
- c. Disclosures: None.

**2. Possible Approval of Financials, September 2024: 16 minutes.**

Schmiedbauer reviewed the financial statements and expenditure details. Cote motioned to approve the August 2024 financials as presented. Peters Seconded. Motion carried 4-0.

**3. 2025 Draft Annual Budget 1<sup>st</sup> Review: 1 hour, 10 minutes.**

Schmiedbauer reviewed in detail the proposed budget for 2025 with the board.

**4. Bill.com AP Service: 9 minutes.**

Yoder gave a summary of an online service website that helps businesses manage their financial operations. Yoder mentioned how it can be a faster way to pay and receive bills. The board gave staff direction to proceed and give a 6-month follow up.

**5. Possible Approval of Minutes, September 10, 2024: 1 minute.**

Peters motioned to approve the September 10, 2024 meeting minutes as presented. Cote Seconded. Motion carried 4-0.

**6. Lot MF-2 Tap Purchase Agreement Extension Update: 1 minute.**

Yoder reported to the board that there has been no payment from Dave Barker to the Tap Purchase Agreement, leaving him only 2 days left before the agreement closes.

**7. Managers and Operations Report:**

- a. **Operations Report: 13 minutes.** Yoder reviewed the operation reports, gave brief updates on the fire hydrant maintenance and staffing.
- b. **Tap Inventory: 1 minute.** Yoder briefly discussed the tap inventory.
- c. **Water Rights Update: 2 minutes.** Yoder reviewed the water rights.

d. **Red Hawk Ranch Update:** 3 minutes. Yoder briefly discussed Red Hawk Ranch utilities. Cote mentioned improving connections with Red Hawk and the water at Lakeside.

**8. Seter Legal Status Report:**

- a. **Ward Property Will Serve Letter:** 8 minutes. Newton presented a draft form of conditional will serve letter proposed by the Ward Property, including his proposed edits to the draft letter. The Board directed Newton to send his proposed edits to the Ward Property.
- b. **Construction Easement:** 23 minutes. Newton reported that consent to a temporary construction easement was requested in addition to the permanent easement consent for ingress and egress over Lot 16, which the Board approved at the September Board meeting. Cote motioned to approve consent to the temporary construction easement as presented. Peters Seconded. Motioned carried 4-0.
- c. **Property Tax Legislation:** Newton reported on SB24-233 and HB24B-100, including impact to assessment rates and assessed valuation, taxation growth, and District financial planning.
- d. **Executive Session:** None.

**9. Old Business:** None.

**10. New Business:** 1 minute. Peters will resign after the December meeting. Peters has an appointee in mind who could finish his term.

**11. Public Comment:** None.

**12. Adjourn:** 1 minute. Drewett adjourned the meeting at 8:28 p.m.

Approved By

Date

11-12-2024