

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

1. Call To Order:

- a. Anderson called the meeting to order at 6:01 pm.
- b. Board Members and Staff present: President Anderson via video, Treasurer Drewett via video, Vice President Sprague via video, Member-at-large Thoms via video, Manager Yoder via video. Public attending: Jerry Nissan, Jennifer Mirczak.
- c. There were no disclosures.

2. Board Seat Vacancy:

- a. Sprague is speaking with a possible new Board Member and will invite to a future meeting.

3. February 2020 Financials:

- a. Yoder briefly reviewed February 2020 financials and monthly financial statements, check register and managers credit card for the Board.
- b. Drewett motion to approve February financials, noting alignment of costs and coding needs adjustment to display correctly. Thoms 2nd, Motion approved 3-0 with Sprague abstaining.

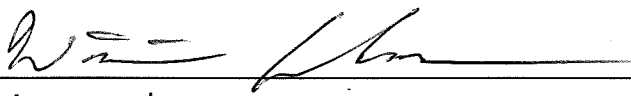
4. February 2020 Board Meeting Minutes:

- a. Having reviewed the 2-9-21 Regular Meeting minutes, Thoms motion to approve as presented. Drewett 2nd, motion approved 3-0 with Sprague abstaining.
- b. Having reviewed the 2-24,21 Special Meeting minutes, Drewett motion to approve as presented. Thoms 2nd, motion approved 3-0 with Sprague abstaining.

5. Managers and Operations Report:

- a. **Water Rights update:** no change.
- b. Yoder detailed the operations, reporting treatment processes are operating well. Staff has installed 16 radio read meters to date.
- c. **New Operator search:** Yoder has 2 second interviews scheduled.
- d. **Lot 21 Maintenance Warranty Bond:** Drewett motion to allow Bond to expire without claims, contingent ABW REO's LLC pays final deposit reconciliation balance. Thoms 2nd, motion approved 3-0 with Sprague abstaining.

- e. **Lot 19 Update:** Buyer terminated contract to purchase lot 19. The property would not work for their purpose.
 - f. **Capital Improvement Planning:** Yoder reported outline, scope of work and estimated cost will be presented at the April meeting.
 - g. **OA/District workshop:** Yoder reported the meeting was highly informative for the OA. Yoder lead a tour of the District website, presented District maps of operations sites, detailed reservoir operations, presented an overview of regulatory requirements, and held a short Q&A for 11 attendees and Board Members Anderson and Sprague.
 - h. **Employee Handbook Update:** Yoder has forwarded the current handbook to Newton and Jennifer Mirczak for review and comment. Yoder and Newton will return a draft for Board review in April. Yoder will develop current job descriptions and pay scales in the coming months.
6. **Seter Status Report:** Newton reviewed the Legal Status Report noting the Lot 19 update. Newton is scheduled to meet with staff to review the Handbook and incorporate legal requirements including the Equal Pay Act.
7. **Old Business:**
- a. Yoder ordered 30 residential water meters to keep pace with replacement schedule. This item is in the annual budget.
 - b. Yoder continues to work with the Buyers of Lots 16, 17 and the Ward property. The District will update its hydraulic water model with participation from the buyer to forecast system capacity to serve the area.
 - c. Drewett directed staff to request and review the Owners Association Design Review requirements including commercial and tourist zoning.
8. **New Business:** Yoder requested the June Board meeting be cancelled due to scheduling conflicts. Discussion included holding a special meeting if necessary to conduct any critical business. It was unanimously agreed to cancel the June Regular Board Meeting.
9. **Public Comment:**
12. **Adjourn:** 7:20 pm. Next meeting 4-13-2021, 6 pm.



Approved

4-13-21

date