

Tabernash Meadows Water & Sanitation District  
Board of Directors Meeting Minutes  
729 Aster Drive, Tabernash, CO. 6:00 p.m. and GoTo Meeting  
January 13, 2026

**1. Call to Order:**

- 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, Accountant Donette Schmiedbauer via video.  
Consultants: General Counsel Russ Newton via video, David Kueter via video.  
Public: Michael via video, Dave Peters via video.
- c. Disclosures: None.

**2. Possible Approval of Financials:** December 2025 19 minutes.

- a. Schmiedbauer reviewed all financial reports, including the preliminary profit and loss statement for December 2025. Cote motioned to approve December 2025 financials as presented. Drewett seconded. Motion carried 5-0.

**3. Possible Approval of Minutes:** December 9, 2025 1 minute.

- a. No proposed changes to minutes. Cote motioned to approve December 9, 2025 Minutes. Drewett seconded. Motion carried 5-0.

**4. Managers and Operations Report:**

**a. Operations Report:** 35 minutes.

Yoder reviewed the operations report, including the details behind the calculated taps for sale. Discussion should be continued to establish a plan as the WWTP approaches 80% capacity. Staff was directed not to sell more than 30 taps without board approval.

**b. Capital Release Request:** 5 minutes.

Yoder requested the release of 2026 capital for chlorine/Ntu monitoring-\$16k, a service line camera-\$16.5k, waste storage container-\$5.5k and waste influent valves-\$40k. Board approved the release of funds totaling \$78,000.

**c. Water Rights Filing Update:** 33 minutes.

Keuter shared a brief history of water rights and augmentation plan filing, noting that TMWSD has achieved settlement with all but two parties. One matter being evaluated is instream flow rights held by the Colorado Water Conservation Board. The WWTP outflow is to the Fraser River and downstream from instream flow rights on Crooked Creek. TMWSD has adequate storage to satisfy future instream calls on Crooked Creek and is working with RHR and Ward developers to ensure new development also has adequate water rights and storage to dedicate to TMWSD. Another matter under evaluation is WWTP return flows and whether a modeled assumption of five-percent consumptive use or actual measured flows will be required. Measuring actual flows will require metering lift station flows so TMWSD can deduct flows attributable to property that does not receive TMWSD

water service.

5. **Annual Administrative Matters 2026:**

- a. Director Qualification Statements: 1 minute.

Newton provided a brief explanation of the director's qualification statement form.

- b. Conflicts of Interest Disclosure Matters/Update General Conflict Forms: 6 minutes.

Newton explained conflicts of interest and the general conflict forms. He advised that conflicts of interest may come up in the future, and if not disclosed on the general conflict form, the director should make a separate disclosure. All board members signed and returned Statement of Qualification of Director and Conflict of Interest Disclosure forms.

- c. Possible Approval of Annual Administrative Resolution for 2026: 3 minutes.

Newton presented the Annual Administrative Resolution, noting it establishes the Board meeting schedule, publication for notices, and delegates certain administrative tasks to management, accountants, or legal counsel. Anderson motioned to approve the Annual Administrative Resolution. Drewett seconded. Motion carried 5-0.

6. **Seter Legal Status Report:** 12 minutes.

- a. Ward Property Inclusion Update: No updates. Their team has been considering instream flow and storage.

- b. Red Hawk Ranch Inclusion Update: Newton reported that TMWSD and RHR met to discuss inclusion agreement terms, along with facility locations and easement requirements. Yoder shared they have been up to date on payments and will need to measure water delivered to and received from the TMWSD system.

- c. PCVOA Agreement Update: No updates to share. TMWSD is still open to meet whenever the HOA is available.

- d. County IGA: No updates to share.

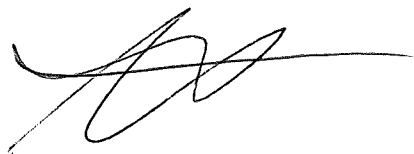
7. **Old Business:** None.

8. **New Business:** 1 minute.

- a. Cote will be absent from the March Board Meeting.

9. **Public Comment:** None.

10. **Adjourn:** Anderson adjourned the meeting at 7:56 p.m.

A handwritten signature in black ink, enclosed within a rectangular box. The signature is stylized and appears to be the initials 'AS' followed by a long horizontal stroke.