

Tabernash Meadows Water & Sanitation District
Board of Directors Meeting Minutes
729 Aster Drive, Tabernash Co. 6:00 p.m. and GoTo Meeting
February 18, 2025

1. Call to Order:

- a. Anderson called the meeting to order at 6:00 p.m.
- b. Attendance – Board Members and Staff Present: President Bill Anderson in person, Treasurer James Drewett in person, Member-at-Large Scott Cote via video, Member-at-Large Richard Tarde in person. Manager Thom Yoder in person, Val Rangel in person.
Consultants: Russ Newton General Legal Counsel via video.
Public: Dave Peters via video.
Disclosures: None.

2. Board Seat Vacancy Discussion: 3 minutes.

Anderson briefly discussed the vacant board seat.

3. Possible Approval of Financials, January 2025: 20 minutes.

Yoder reviewed the check register details and financial reports. Drewett motioned to approve the January 2025 Financials as presented. Tarde Seconded. Motion carried 4-0.

4. Possible Approval of Minutes, January 14, 2025: 1 minute.

Anderson motioned to approve the January 14, 2025 meeting minutes as presented. Drewett Seconded. Motion carried 4-0.

5. Managers and Operations Report:

- a. **Operations Report: 3 minutes.** Yoder reviewed the operations report. He reported that facilities are performing well, the District is detecting and fixing service line leaks, and well testing using State grant funds was performed.
- b. **Grand County IGA Update: 2 minutes.** Yoder gave a brief overview of the meeting with the county manager's office. Meetings will continue monthly, and staff will update the board as needed.
- c. **2024 Financial Audit Engagement: 3 minutes.** Yoder presented the 2024 Financial Audit engagement letter and pricing. He reported that 2024 financials have been uploaded to Bill.com for audit review. Drewett motioned to accept the 2024 audit engagement letter. Tarde Seconded. Motion carried 4-0.
- d. **Cyber Security Quote: 7 minutes.** Yoder presented a BrownsHill quote for Multi Factor Authentication protocol to access the SCADA system. The service is subscription based and includes an annual cost. Yoder informed the board that the service is not included in the 2025 budget but is an important part of the cyber security updates noted in the cyber security plan. Board directed staff to move forward with the quote.

6. Seter Legal Status Report:

- a. **Termination of MF-2 Tap Purchase:** 5 minutes. The board directed staff to contact Grand Land Company and request payment for January 2025 as outlined in the defaulted TPA. Payment was not made by the deadline, and the District delivered notice of termination. Per the agreement, Grand Land Company is obligated to pay the tap reservation payment amount for January 2025. The District can record a lien against the property, if necessary.
- b. **Rules & Regs Update, Customer Classifications:** 12 minutes. Yoder suggested the district create classifications of customers being: Single Family, Multi Family, and Commercial. Discussion detailed drinking and irrigation water allotments for each class and the importance of "place of use." A draft revision to the rules and regulations will be presented at the March meeting.
- c. **Ward Property Update:** 1 minute. No update on Ward Property.
- d. **Red Hawk Ranch Update:** 1 minute. Newton informed the board of recent communications with Red Hawk Ranch.
- e. **May 2025 Election Update:** 2 minutes. Newton gave an update on the May 2025 Election and reviewed each board member's terms.
- f. **PCM Reservoir #1:** 43 minutes. Yoder discussed an email from TMWSD to the PCV HOA from 2013 regarding a 2007 easement and license agreement, which detailed annual charges to the HOA. Drewett motioned to enter executive session citing § 24-6-402(4)(b) and (e) , C.R.S. for legal consultation and developing negotiating positions related to the District's easement and license agreement with the Pole Creek Valley Homeowners Association. Anderson Seconded. Motion carried 4-0. Anderson motioned to exit the session at 7:43 p.m. Drewett Seconded. Motion carried 4-0. Board directed staff to forward the 2013 email to PCV HOA President Steve Ambrose and set a meeting to discuss with him.

7. **Old Business:** None.

8. **New Business:** None.

9. **Public Comment:** None.

10. **Adjourn:** 1 minute. Anderson adjourned the meeting at 7:44 p.m.

Approved By _____

3-11-2025
Date