

RECORD OF PROCEEDINGS

A meeting of the Woodmoor Water and Sanitation District No. 1 (WWSD) Board of Directors was held on October 11, 2021, at the Woodmoor Water and Sanitation District No. 1 office.

PRESENT: President Bush
 Director Beley
 Director Clewe
 Director Wyss
 Director Roddam

Manager: Jessie J. Shaffer

Operations: Dan LaFontaine

Attorney: Erin Smith

Office Manager: Cory Lynch

Visitors: Ariel Hacker-Woodmoor Water District Engineer
 Forest Hindley- Village Center Metro District
 James Howald- Our Community News

I. **Call to Order:** President Bush called the meeting to order at 13:00.

Motion: Upon motion by Director Clewe and seconded by Director Wyss, the Board unanimously voted to start the meeting.

II. **Reading of the Minutes:** Copies of the September 13th, 2021, meeting minutes of the Woodmoor Water and Sanitation District were provided to each Director. It was moved by Director Clewe, duly seconded by Director Wyss, and unanimously passed that the meeting minutes be approved.

III. **New Business:**

A. Village Center Metropolitan District GID Block Request:

Forest Hindley presented his report on rainfall in Colorado Springs in the summer for the past eight years. He is proposing a Summer non-potable GID structure per acre where June, July and August are averaged the same. Shaffer replied that our consultants (BBA) reported the following factors go into the decision:

- Monthly irrigation demand was determined based on a 2001-2008 period which includes wet, average, and dry years.
- Potential grass evapotranspiration (total water used) was calculated monthly using the Blaney-Criddle equation and locally calibrated bluegrass growth coefficients.

- There is simply less daylight in August than June or July, which results in less grass water demand.
- Potential grass evapotranspiration is reduced by effective monthly precipitation (amount that can be absorbed by soil) to arrive at grass irrigation requirement.
- On average, August brings monsoonal moisture, which reduces grass consumptive irrigation requirement (CIR).
- The GID is calculated assuming 85% sprinkler irrigation efficiency, CIR/85%.

President Bush stated that the Board needed to make the decision to leave the current policy in place or the direct Shaffer to change the policy to a GID Block Structure. The board agreed to leave the current policy in place.

B. Delivery of 2022 Budget Draft:

The 2022 Budget Draft was not ready, and Shaffer notified all Board member that they would receive the Budget draft by October 15, 2021.

C. Schedule Budget Workshop:

The Budget workshop was scheduled for Monday, November 1, 2021, at 8:00 am. The regular Board meeting for November will be changed from November 8th to November 15th.

D. Set Public Hearing on Budget and Fees:

The Public Hearing for Budget and rates was scheduled for Monday, December 13, 2021.

IV. Old Business:

NONE

V. Financial Report:

Shaffer informed the Board that the financial reports were not accurate as we were waiting on John Cutler to revise journal entries needed from the bond resolution. Shaffer asked for the Board to accept the financials in draft form and then to present the formal financial statements at the November Board meeting.

Motion: Upon motion by Director Clewe and seconded by Director Beley, the Board unanimously voted to accept the draft form of the September 30, 2021, financial reports.

VI. Public Discussion:

NONE

VII. Joint Use Committee Report:

Director Beley and LaFontaine attended on the behalf Director Clewe and Shaffer. The meeting was focused on the JUC 2022 Budget draft.

VIII. Chilcott Ditch Company / The Ranch Report:

Shaffer reported that the season is wrapping up to include maintenance protocol and packing equipment into the barn for winter. LaFontaine reported the Chilcott Ditch shut down on September 29th and finalized report on October 3, 2021. Ditch clean up, tree mitigation and new gate was installed.

IX. Manager's Report: Shaffer provided the manager's report.

1. Collaborative Organizations / Opportunities:

- a. PPRWA – CSU Reuse Study Update. The study is on time and on budget.
- b. Loop Group – Loop Study Update. Study is also on time and on budget. An ask letter of 40 million was submitted and we are number one in the que. We will still need to follow up with the county and their formal process. Director Clewe shared an article about funds available from sports betting to benefit water sources.

2. Operations Update

- a. Water Report. LaFontaine reported numbers came in higher for water loss. This can be tracked to some changing over of meters. CWTP is only operating at a temporary capacity. Lake is almost drained to approximately three feet.
- b. Sewer Report. There was a lightning strike at Greenland lift station that blew out the surge arrestor. This resulted in extra expenses to pump out lift station several times while waiting for parts and for electrician to repair.
President Bush advised to consult with Donala about the change out of meters because residents are reporting the same amount of usage but dramatic increases in billing.

3. District Construction/Planning Projects:

- a. CWTP Progress Update. Both CWTP and LPS are both tied together. Construction is waiting on us to draw down.
- b. LPS2 Progress Update. Water demand has decreased and draw down should be finished by October 20th. Goal for refilling lake is two thirds full by June of 2022 and full by 2023.
- c. North Tank Painting Progress Update. Hacker reported the site visit was very positive. The strip system used for lead abatement was very quick and impressive.

4. WWSD Subdivision/Development Status Update:

- a. Cloverleaf: Hacker reported moving dirt in 2021 and forecasting two rooftops in 2022.
- b. Monument Junction: They have their supplemental water service agreement that we are working on to service an apartment complex with 62 multi-family units, 250 single family units and a few commercial units.
In the pipeline: 1)MGP in the Northwest corner of the district with a possible 150 SFE.
2)Northbay and Waterside with talk of trading some of their land for water.

5. Other Topics:

R & R: Difficulties finding contractors, so Hacker posted on Bid Net and received three bids, two of which were extremely high and one that was reasonable. She anticipates we will be able to change out the taps on schedule by the end of the year. Schedule is

for 25 taps and contractor will be awarded ten with the first PO. This will be in zone one in the oldest area of the district.

X. Special Reports & Subjects:

- a. Engineer's Report- NONE
- b. Attorney's Report- NONE
- c. WIA Meeting Report- 54 of the 118 investors of Walters Open Space Committee signed the master deed approved by the county on September 27, 2021.

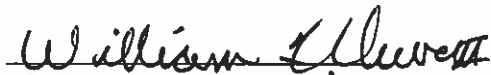
XI. Executive Session:

NONE

Adjournment: There being no other business before the Board, it was moved and duly seconded that the meeting be adjourned. The motion passed unanimously, and the meeting adjourned at 14:17.

Record of October 11, 2021, Board Meeting

Respectfully Submitted,



William Clewe, III, Secretary