

RECORD OF PROCEEDINGS

A meeting of the Woodmoor Water and Sanitation District No. 1 (WWSD) Board of Directors was held on May 20, 2024, at the Woodmoor Water and Sanitation District No. 1 office.

PRESENT: President Bush
Director Beley
Director Clewe
Director Roddam
Director Martinez (remote)

Manager: Jessie J. Shaffer

Operations: Dan LaFontaine

Attorney: Erin Smith

Office Manager: Cory Lynch

District Engineer Ariel Hacker

Visitors: Uli Keeley – Prospective Business Solutions
Jackie Burhans - Our Community News
Josh McGibbon – JVA Inc.
Kelsey Traxinger – JVA Inc.
Charles & Laura Curtin – Residents: 19595 E. Top O’ The Moor

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

II. Reading of the Minutes: Copies of the April 8th, 2024 meeting minutes of the Woodmoor Water and Sanitation District were provided to each Director.

Motion: President Bush entertained a motion to accept the April 2024 meeting minutes. Director Roddam moved, Director Beley seconded, and the Board unanimously approved the April 8th, 2024 minutes.

III. New Business:

- A.** 2023 Audit Presentation (Prospective Business Solutions – Uli Keeley) Keeley summarized the audit and stated total assets at \$86 million and total liabilities at \$16 million. The District net position increased \$489,000 from 2022. President Bush brought up concerns on the wording of potential earnings from a solar lease that the District entered into in 2024. Keeley will amend the wording to satisfy the Board’s request.

Motion: President Bush entertained a motion to accept the 2023 audit report with the provision to change note 10 regarding the Enerfin solar lease agreement revenues and to then file the audit with the state of Colorado. Director Beley moved, Director Clewe seconded, and the Board unanimously passed that the 2023 audit be approved.

- B.** Consider Construction Contract Award for CWTP Dawson Well Equipment & Site Work (JVA) Kelsey Traxinger of JVA summarized the bid process stating that three bids were received. The bids were received from Hydro Resources, Meraki Engineers and Moltz Construction. Hydro Resources was chosen due to their bid price and the experience the District has working with them in the past.

Motion: President Bush entertained a motion to award the contract to Hydro resources and to include a \$28,000 change order contingency. Director Roddam moved, Director Beley seconded and the Board unanimously voted to award the contract for the CWTP Dawson Well Equipment & Site Work to Hydro Resources

IV. Old Business:

Director Beley asks to revisit tap fees. It was determined that a discussion will be scheduled for the June Board meeting.

V. Financial Report:

The Board was presented with the financial statements for April 2024 and Director Martinez reviewed the highlights.

Motion: President Bush entertained a motion to accept the April 2024 financial reports. Director Beley moved, Director Roddam seconded and the Board unanimously voted to accept the April 2024 financial reports.

VI. Public Discussion

Woodmoor residents Charles and Laura Curtin of 19595 E. Top O' The Moor attended the meeting. They stated they do not want the new meter that the District is implementing to be installed in their home due to their concerns about 5G and radiation. The Curtin's are requesting specific information about the new meters and were told that they would receive the information by the end of the day. LaFontaine discussed their concerns about 5G and stated that the new meters are not 5G but LTE.

VII. Joint Use Committee Report:

Director Clewe reported that Tri-Lakes Wastewater 2023 audit is completed.

VIII. Chilcott Ditch / The Ranch Report:

The Ranch is growing grass and the Ditch serving customer's water.

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

1. Collaborative Organizations / Opportunities:

- a. PPRWA – Shaffer reported the bills that deal with water are The Accessory Dwelling Unit Bill and Dredge and Fill. The next meeting is scheduled for June 5th, 2024.
- b. Loop Water Authority – Cash flow models are being studied and it was reported that construction costs have doubled. A question was asked about the status of the Bailey study. Shaffer stated it would be discussed at the June meeting in an executive session.

2. Operations Update

- a. Water Report: LaFontaine reported a 15% loss for the month and stated he is continually investigating the loss. The District is scheduled to start using surface water the first week of June.
- b. Sewer Report: The District is still investigating which company did the drilling through the sewer main that caused the back up in March.

3. Engineers Report

a. District Construction/Planning Projects:

- a. Highway 105A - Working on punch list for substantial completion with Wildcat.
 1. Valley Vista Sewer Reroute – JVA is finalizing the rerouting design.
- b. Highway 105B – 90% of the design plans are completed. Working with the county and MVEA to share joint utility trench. Hoping for draft bid documents in six to eight weeks.

- c. Well 22 Pump House & Transmission Pipeline – Well 22 Pump House: Building is near completion, downhole equipment has been installed and asphalt is scheduled. Transmission Pipeline is out for bid and the pre-bid meeting is scheduled for May 29th and bid opening is June 5th.
- d. Zone 5 PRV's – Mid City began in south Woodmoor last week to install gate valves to isolate the two retrofit PRV's. New PRV install work to be completed within 30 days.
- e. Sewer Capacity Study – Four meters for a sewer flow study were installed and will gather data for the next four weeks.
- f. 0.65 MG Tank Addition at South Tank Site – Design is 30% complete and once completed, the plans will be reviewed with CDPHE and typically takes five to six months for review. Construction will not begin until spring/summer of 2025 and completed by October 2025.

4. WWSD Subdivision/Development Status Update

- a. Rock Commerce Center – (11 acres next to Palmer Ridge) Warehouse with showrooms.
- b. Waterside – Nothing to report

5. Other Topics:

- a. Review Pipeline newsletter for input. It was suggested that we add details about the summer water conservation program.

X. Special Reports & Subjects

- A. Attorney's Report – None
- B. WIA Meeting Report – Bush sadly reported that long-serving member of the WIA Board Per Suhr unexpectedly passed away.

Adjournment: There being no other business before the Board, the meeting adjourned at 15:08.

Record of May 20, 2024, Board Meeting

Respectfully Submitted,



William Clewe III, Secretary