

RECORD OF PROCEEDINGS

A meeting of the Woodmoor Water and Sanitation District No. 1 (WWSD) Board of Directors was held on February 10, 2025, at the Woodmoor Water and Sanitation District No. 1 office.

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

Manager: Jessie J. Shaffer

Operations: Dan LaFontaine

Attorney: Erin Smith

Office Manager: Cory Lynch

District Engineer: Cydney Saelens

Visitors: James Howald - Our Community News
Jackie Burhans - Our Community News

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

II. **Reading of the Minutes:** Copies of the January 13th, 2024 meeting minutes of the Woodmoor Water and Sanitation District were provided to each Director.

Motion: President Bush entertained a motion to accept the January 2025 meeting minutes. LaFontaine stated that under the Operations Report, the sanitary survey to be completed in 2025 is for the water system, not the sewer system. Those changes will be made to the minutes. Director Beley moved, Director Roddam seconded, and the Board unanimously approved the January 13th, 2025, minutes.

III. **New Business:**

- A. Consider Construction Contract Award for the Annual Pipeline Maintenance Contract (Cydney Saelens). Four bids were received for the annual pipeline maintenance.

Motion: President Bush entertained a motion to award the Contract Award for the Annual Pipeline Maintenance to Inliner Solutions. Director Roddam moved, Director Clewe seconded, and the Board unanimously approved to award the contract to Inliner Solutions and authorize President Bush to sign.

IV. **Old Business:**

- A. Consider Resolution No. 25-03 Authorizing the Closing of the Purchase of Real Property and Naming Persons Authorized to Execute Necessary Documents – The District is purchasing three lots adjacent to Lake Woodmoor in exchange for reduced cost of supplemental water to the developer of the land at Woodmoor Drive and Deer Creek Road.

Motion: President Bush entertained a motion to approve Resolution No. 25-03 Authorizing the Closing of the Purchase of Real Property. Director Clewe moved, Director Beley seconded, and the Board unanimously approved the Closing of the Purchase of Real Property and Naming Director Roddam and President Bush as Authorized to Execute Necessary Documents at the closing on February 20, 2025.

V. Financial Report:

The Board was presented with the final financial statements for December 2024 and January 2025. The December financials were finalized to include the outstanding invoices for 2024. The January financials were updated and now the Working Construction spreadsheet will be a valuable tool to explain the line items on the income statement and will be moved next to the income statement for reference.

Motion: President Bush entertained a motion to accept the final December 2024 and January 2025 financial reports. Director Beley moved, Director Roddam seconded, and the Board unanimously voted to accept the final December 2024 and January 2025 financial reports.

VI. Public Discussion:

A. Unscheduled People – None

VII. Joint Use Committee Report:

Director Martinez attended the meeting for the District in January. Tri Lakes Wastewater Facility will be conducting their annual audit the week of February 24, 2025. Their annual budget for 2025 was filed with the state. They will continue to have their monthly meetings on the second Tuesday of each month at 10:00 am. The next meeting will be Tuesday, February 11, 2025.

VIII. Chilcott Ditch / The Ranch Report:

Nothing to report.

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

1. Collaborative Organizations / Opportunities:

- a. PPRWA – Shaffer reported that a bill has been proposed to allow an unlimited collecting of rainwater in barrels. The indirect potable reuse study with CSU, Town of Monument and WWSD was also discussed.
- b. Loop Water Authority – Shaffer reported that John Kuosman is no longer with Merrick and Co. and that their point of contact will now be Mark Valentine.

2. Operations Update

- a. Water Report – LaFontaine reported a 35-day reporting period, a 14% loss and an average running loss of 11%. The two shears did not result in significant water loss. The last two rounds of PFAS readings are to be completed in 2025.
- b. Sewer Report: Nothing to report

3. Engineers Report

a. District Construction/Planning Projects:

- a. Valley Vista Sewer Re-Route – Waiting on Classic Homes to sign.
- b. Main Lift Station Rehabilitation – Had a bid opening where two bids were submitted that came in much higher than expected. JVA will review and the project may be redesigned.
- c. Highway 105B – Nothing to report as we are still waiting on easements.

- d. CWTP Dawson Well – Down hole equipment to be placed this week.
- e. Well 22 Transmission Pipeline – Substantial completion has not passed.
- f. North Saddle Tap Replacements – Actual locations to be replaced will be identified.
- g. Well 12 R – State permitting process
- h. South Tank Addition – Substantial completion is scheduled for August 15, 2025.

4. WWSD Subdivision/Development Status Update

- a. Midtown at Monument Junction – 130 lots on the west side of Jackson Creek Parkway.
- b. Waterside – Waiting on the closing of the three lots by Lake Woodmoor and the agreement of supplemental water.
- c. North Bay – North of Greater Mission and plans are looking very condensed.

5. Other Topics:

- a. 1st Quarter Pipeline Newsletter – Sent out 2-4-25

X. Special Reports & Subjects

A. Attorney's Report – None

B. WIA Meeting Report – The public elected Brian X. Bush to remain on the WIA Board of Directors and the Board appointed him president.

Motion: At the time of 14:36, President Bush moved that the Board go into Executive Session. Director Roddam seconded and the Board unanimously voted to go into Executive Session.

XI. Executive Session pursuant to C.R.S. § 24-6-402(4): (1) Subsection (e) to determine positions relative to matters that may be subject to negotiations, develop strategy for negotiations, and instructing negotiators; and (2) Subsection (b) for a conference with legal counsel for the purpose of receiving legal advice on specific legal questions related to potential agreements with the Loop Water Authority, Walden Water and Sanitation District, Tri-Lakes Monument Fire Protection District and Woodmoor Improvement Association.

At the time of 15:20, the Board came out of Executive Session.

Adjournment: There being no other business before the Board, the meeting adjourned at 15:21.

Record of February 10, 2025, Board Meeting

Respectfully Submitted,



William Clewe III, Secretary