

BobCat Meadows Metropolitan District

January 12, 2021

Scheduled Board Meeting

Shawnee Graziano, Logan Tisler, Mary Garcia, John Blankenship, Mike Snelling, Dave Stanford and Debbie Stanford H2O

CALL TO ORDER

DIRECTOR TISLER

Director Graziano called meeting to order. Motion to begin meeting made by Director Snelling, motion seconded by Director Tisler. Approved by the board, Motion carried. Director Tisler discussed the water bill with account #68. 16,000 gallons of water was used in a 24 hour period. As this is a new meter and they are extremely accurate, it was decided that while the bill must be paid, it will be charged using the normal tier of 0-7,500 gallons (\$9.18 per 1,000) instead of the over 7,500 tier price of \$15.74 per 1,000.

APPROVAL OF MEETING AGENDA

BOARD

Director Graziano called for a motion for the agenda to be approved. Director Snelling made a motion to approve meeting agenda, and Director Tisler seconded. Motion carried by all the board.

REVIEW AND APPROVAL OF MINUTES

BOARD

Board members reviewed November's meeting minutes. Minutes were approved. Motion was made by Director Tisler and seconded by Director Garcia. Meeting minutes for November were signed and filed with the county by Director Garcia.

YTD FINANCIALS:

Director Tisler, Treasurer/ Dave & Debbie Stanford

Director Tisler read aloud December's financial reports. Year-to-Date: Gross \$190,149.14, Total Expenses \$139,696.94, Total Net Operating Income \$50,452.20. December Gross Profit \$10,454.90, Total Expenses \$14,446.42, Net Income \$-3,991.52.

Director Tisler made a motion to approve the YTD Financials. Director Graziano seconded.

Review and Approval of Bills

Director Tisler/Debbie Stanford

Invoices of December's bills were discussed with the board and a motion to approve checks was made by Director Garcia and seconded by Director Snelling. Motion carried.

Review of disconnected accounts.

Account 5 has a payment plan. They missed the December payment, but later made a sizeable payment. 113 is a vacant-repo. 142 is out of work but is paying as much as he can. Debbie will call 56, 145 and 164. 151 paid in full. 177 has a payment plan and made a payment.

Operators Report

H2O – Dave Stanford

December’s Operations Report

Please see attached file.

Director Snelling moved that we accept the Operator’s Report. Director Blankenship seconded. Motion carried.

New Business

BOARD

Rob Whurl, managing member of GRR, owners of 45 acres of the 254 acre Meadow Lake Industrial Park, presented a proposal to include the 45 acre development into BobCat Meadows Metropolitan District.

The Board discussed the proposal, what the implications would be, and how to best protect the residents of the BobCat Meadows Metropolitan District.

Director Tisler made a motion that unless the said development group signs our letter of inclusion with no argument at all, we will look at this proposal no further. Director Snelling seconded and the motion carried.

OLD BUSINESS:

BOARD

N/A

ADJOURNMENT:

Director Tisler made the motion to adjourn. Director Snelling seconded. Motion carried by all board members.

Next meeting

March 9th, 2021, Meridian Point Church 5:30 p.m. to 6:45 p.m.

Signatures dated on March 9th, 2021 for January 12th, 2021 meeting minutes

Director Garcia

Director Tisler

Director Snelling

Director Graziano

Director Blankenship



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January 12, 2021

Bobcat Meadow Metropolitan District
P.O. Box 463
Woodland Park, CO 80866-0463
Re: Operator Report

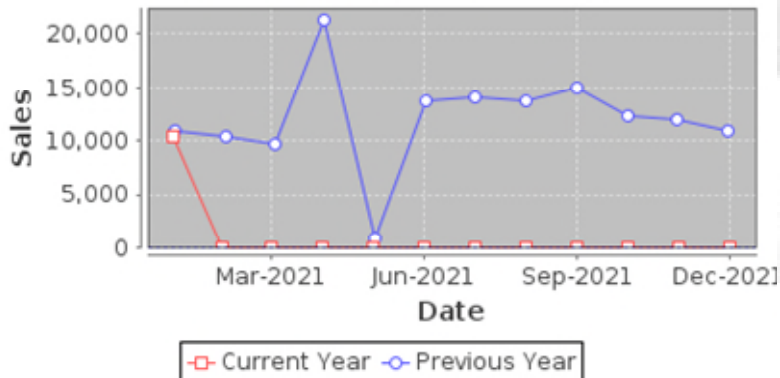
Dear Board Members,

The water treatment plant is operating normally, and the wells & pressure pumping system are working flawlessly. The water pressure pumps, and the wells continue working based on water levels in the water storage tank. The electric bill for December is \$1153.30.

WATER PLANT:

The water treatment plant is working well. The OPTO 22 automation system is working well.

Sales Comparison Chart



METER READINGS:

We continue to aggressively approach meter repair and meter transmitter replacement.

Water sales for December are equal to December of last year.

The December 2020 sales comparison to December 2019 to the right shows the water sales. The red line represents 2021 water sales.

PAST DUE ACCOUNTS:

The aged balance report has been sent to the board prior to the meeting.

2020 WATER SAMPLING:

All required water sampling for 2020 as outlined in the CDPHE monitoring schedule is complete. The new 2021 Monitoring Schedule has been put out by CDPHE and it has been reviewed. Sampling requirements at somewhat less in 2021 than in 2020.

2020 IMPROVEMENT PROJECTS:

- Fire Hydrant maintenance, painting, one-foot extensions and flagging.
- New office vent fan installed by Green Electric.
- New Cl 17sc chlorine analyzer installed by Green Electric.
- New tank overflow pipe & discharge valve installed by Colema Industrial.
- Washed out hole under chlorine contact tank/storage tank filled by Colema Industrial.
- Eight new property shut off boxes with protective covers installed by Parker Excavation.
- New garage door opener at water plant.

2021 PLANED IMPROVEMENT PROJECTS:

Clean out & backslope improvement of stormwater catch basin at Crebs Drive & Sue Ellen Drive.
Installation of two fire hydrants. One at Falcon Hwy and Crebs Drive, one at Falcon Hwy and Southfork Drive.

Location of service line and installation of property shut off boxes with protective covers on properties with lost shut off boxes. Ten sites identified.

All excavation work to be completed by Parker Excavation.

GPS location mapping of each property shut off box in the district.

DEVELOPER CONTACT:

Rob Wurl has made several telephone contacts with Peter and myself. I requested that he be placed on the agenda to communicate his thoughts regarding inclusion into the district directly to the district board. I will bring a speaker phone to the meeting to allow clear communication with Rob over my cell phone during the meeting.

Please let me know if you have any questions regarding this report.



David Stanford
President
H2O Consultants, Ltd.

H2O

CONSULTANTS LTD