

BobCat Meadows Metropolitan District

October 12, 2021

Scheduled Board Meeting

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

CALL TO ORDER

DIRECTOR GRAZIANO

Director Graziano called meeting to order. Motion to begin meeting made by Director Blankenship, motion seconded by Director Snelling. Approved by the board, Motion carried.

APPROVAL OF MEETING AGENDA

BOARD

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

REVIEW AND APPROVAL OF MINUTES

BOARD

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

YTD FINANCIALS:

Director Blankenship, Treasurer/ Dave & Debbie Stanford

September's financial reports. Year-to-Date: Gross \$154,193.65, Total Expenses \$76,001.14, Total Net Operating Income \$78,192.51. September Gross Profit \$16,730.38, Total Expenses \$8,723.44, Net Operating Income \$8,006.94.

Director Blankenship made a motion to approve the YTD Financials. Director Snelling seconded.

Review and Approval of Bills

Director Tisler/Debbie Stanford

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

Review of disconnected accounts.

There are 4 accounts under payment plans. There is around \$53,000 total owed. There are 8 accounts that are 90 days past due. These will be posted later this week.

Operators Report

H2O – Dave Stanford

September's Operations Report

Please see attached file.

Parker Excavation has begun the storm water pond remediation.

New Business

BOARD

We are ahead of budget on water revenue. This is good because we are making money, but it is bad because people are using far too much water and watering outdoors too much and at the wrong time of day. Water levels are becoming very low, and new housing developments are being approved at an alarming rate. We need to encourage less water usage, and reward those who use less. This could be done with more flexibility in the rate scale and the adding of more tiers.

We need to decide on a number, possibly \$1800, for a contract for generator maintenance. Debbie will let us know what Cory received for yearly pay.

OLD BUSINESS:

BOARD

Director Blankenship explained that Contract District Management is a yearly contract and will include being project manager for extra man hired. He also compared cost of living rates using several companies and suggested a water rate increase of 2.5 or possibly 3%. Dave recommended that we set the first tier for water usage charges at \$9.18 for the first 4,500 gallons, and then rates will go up for every 2,000 gallons over that up to 25,000 gal. (4,500-6,500 gal.= \$16.68, and 6,500-8,500 gal = \$25.20, etc.) Director Graziano made a motion for Dave to work on tiers for water rates. Director Snelling seconded. Motion carried.

Dave explained that we need to over budget to prepare for emergencies, so that we will not have to scramble to amend the budget to meet unexpected needs.

Election expenses have gone up. The board has positions for seven people, but we only have 4 members. We need to post to Southfork property owners that there are positions available.

The Board has requested that board member fees be increased to \$100 per board member. Director Blankenship assured the Board that the budget can handle that.

ADJOURNMENT:

Director Blankenship made the motion to adjourn. Director Garcia seconded. Motion carried by all board members.

Next meeting

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

Signatures dated on November 9th, 2021 for October 12th, 2021 meeting minutes

Director Garcia

Director Snelling

Director Graziano

Director Blankenship



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October 12, 2021

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

Dear Board Members,

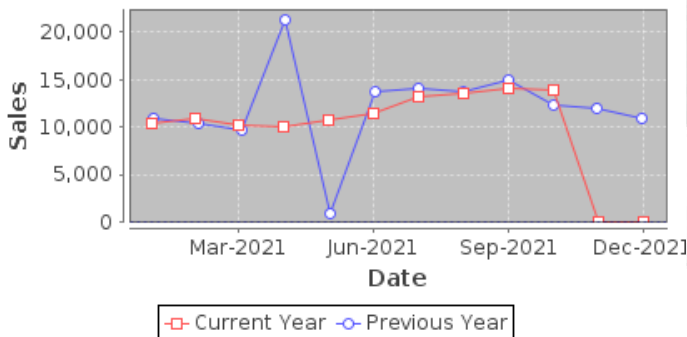
The water treatment plant is operating normally, and the wells & pressure pumping system are working flawlessly. The water pressure pumps, and the wells continue working based on water levels in the water storage tank.

WATER PLANT:

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

METER READINGS:

Sales Comparison Chart



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

Six water meter transmitters were replaced in the last month. Sixty three water meters are now being read monthly with the new drive-by meter reading system.

Water sales for the September billing are equal to last year.

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

PAST DUE ACCOUNTS:

A list of past due accounts and explanations are included in your meeting packet.

2021 WATER SAMPLING:

The required water sampling for 2021 as outlined in the CDPHE monitoring schedule is complete except for the last few months of the year bacteriological sampling.

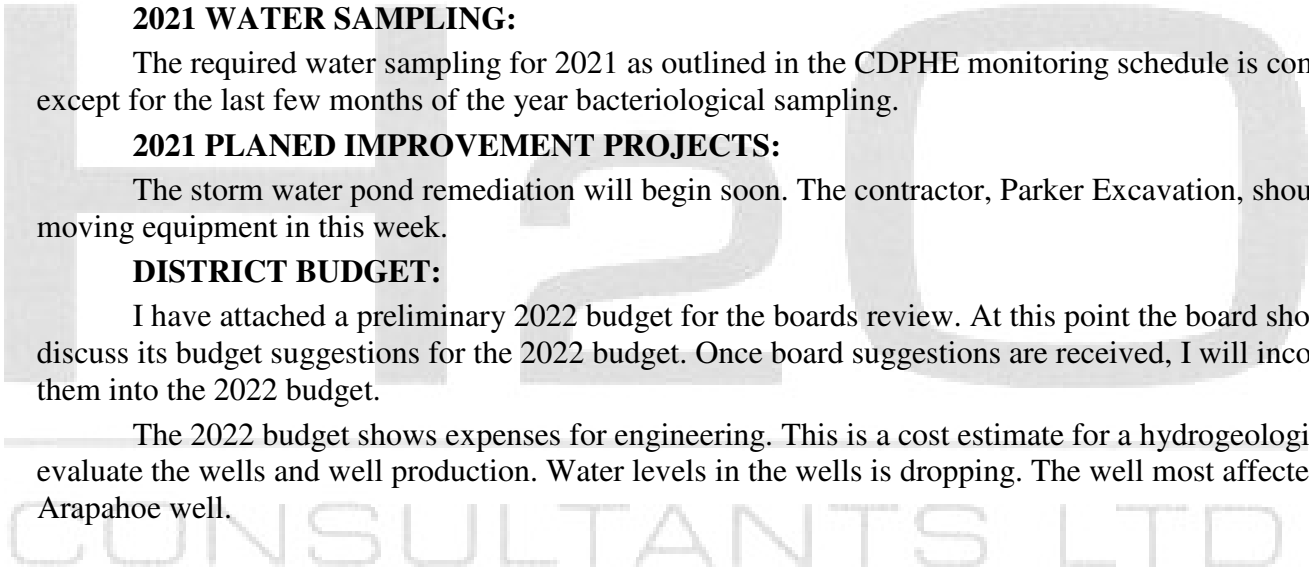
2021 PLANNED IMPROVEMENT PROJECTS:

The storm water pond remediation will begin soon. The contractor, Parker Excavation, should be moving equipment in this week.

DISTRICT BUDGET:

I have attached a preliminary 2022 budget for the boards review. At this point the board should discuss its budget suggestions for the 2022 budget. Once board suggestions are received, I will incorporate them into the 2022 budget.

The 2022 budget shows expenses for engineering. This is a cost estimate for a hydrogeologist to evaluate the wells and well production. Water levels in the wells is dropping. The well most affected is the Arapahoe well.



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In speaking with other district operators in the area, all the Arapahoe wells are experiencing reduced water production. A proactive approach to dealing with these declining water levels is to begin preparing now for well rehab, well replacement, or siting a new well.

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



David Stanford
President
H2O Consultants, Ltd.



H₂O

CONSULTANTS LTD