

BobCat Meadows Metropolitan District

October 13, 2020

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 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 Snelling made a motion to excuse Director Blankenship from the August meeting. Director Tisler seconded and the motion carried. Motion made by Director Tisler to approve meeting agenda and seconded by Director Snelling. Motion carried by all the board.

REVIEW AND APPROVAL OF MINUTES

BOARD

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

YTD FINANCIALS:

Director Tisler, Treasurer/ Dave & Debbie Stanford

Director Tisler read aloud September's financial reports. Year-to-Date: Gross \$151,229.90, Total Expenses \$101,832.87, Total Net Operating Income \$49,397.03. September Gross Profit \$18,564.19, Total Expenses \$5,814.74, Net Income \$12,749.45.

Chase has a balance of \$37,463.72. Colo Trust has a balance of \$102,044.11.

Director Snelling made a motion to approve the YTD Financials. Director Blankenship 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 Blankenship and seconded by Director Garcia. Motion carried.

Review of disconnected accounts.

We may need a resolution concerning placing a lien on properties whose owners are not communicating about unpaid bills. It would have to be certified that the bill is over 6 months

old and over \$150. We have to give owner notice of a meeting in which we are going to adopt a resolution. Will ask Pete if he will help write up a notice.

Account 145 paid \$100 on the 9th and some more on the 12th. 142 is a veteran and has issues with getting disabilities. He is hauling scrap to make money. Debbie left a message for 4 other people and they did not call back.

Operators Report

H2O – Dave Stanford

September's Operations Report

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 September is \$1,354.30. Water sales are up slightly for this time of year. The OPTO 22 automation system is working well. Rise Broadband fixed an internet connection problem at the plant on Friday, October 9, 2020.

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

All required water sampling for 2020 as outlined in the CDPHE monitoring schedule is complete. The annual required Lead and Copper sampling came back with good results and no lead detected. Monthly monitoring for bacteriological contamination is required.

Is that fire hydrant real? This was a question asked by a resident last week. Fire Hydrant maintenance, painting, and flagging is ongoing. One hydrant was found to be in-operable and three were found to be below grade and in need of extensions. All the materials to extend three hydrants and to repair the in-operable hydrant have been ordered. The hydrants look very different when painting is complete. The hydrant maintenance includes operating the hydrant, flushing water through the hydrant, application of anti-seize to the hydrant cap threads, painting, and the addition of the hydrant flag.

The office vent fan has failed. I asked Green Electric for a quote to replace the vent fan with a continuous duty vent fan. The vent fan discharges hot air from the office directly onto the chloring analyzer. I have asked Green Electric to quote the cost to move the chlorine analyzer location to the left of the electrical conduit. This will preclude the new chloring analyzer from being overheated from the hot air being vented from the office into the plant.

Director Blankenship made a motion to replace the vent fan and analyzer. Director Tisler seconded. Motion carried.

The water storage tank overflow pipe and discharge valve do not meet CDPHE design requirements. I have asked Colema Industrial Services for a quote to install the correct pipe and flapper valve to the overflow pipe on the tank. The quote will also include flow filling the two-foot diameter hole that was washed out under the tank from past tank overflows.

Director Blankenship made a motion to install, repair and paint the pipe and flapper valve. Director Snelling seconded and motion carried.

The plant garage door opener motor assembly was replaced on Friday, October 9, 2020. The motor assembly was failing, and replacement was needed.

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

New Business

BOARD

The budget makes it look like we will spend a lot of money next year. Dave tried to make the reserve funds fully available in case we have an emergency, so that we won't have to come back and amend the budget. It will come out as a line item instead. The Enterprise fund will carry over \$24,600, and the rest of the money being expended comes to \$190,000. Everything not spent ends up in Colo Trust as reserve funds.

The 2021 district budget will include capital improvement funds to install additional fire hydrants with the water distribution system. Fire hydrants should be 500 feet apart. The existing fire hydrants are spaced at least 1,000 feet apart and hydrants have not been installed at the dead ends of the water distribution system. Hydrants should have 500 gpm with two hydrants that flow over 1500 gpm and are painted blue. They also all need T's except those on the end. We need to budget \$18 to \$25,000 per year and focus on two hydrants each year, Hydrants at the dead ends of the distribution system should be given priority in this improvement project.

There is an issue with the drainage ponds. The berm along Sue Ellen disappeared during the last flooding. It needs to be made higher so that it will not flood into the road. Native material cannot be used for this project.

We may have to extend pipe into the Laramie Fox well. We need to stay tight with the budget as we may need about \$250,000.

\$2,500 budgeted on annual basis on board members. We are spending \$1,200.

OLD BUSINESS:

BOARD

The sink hole has been filled in.

ADJOURNMENT:

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

Next meeting

December 8th, Meridian Point Church 5:30 p.m. to 6:45 p.m.

Signatures dated on November 10th, 2020 for October 13th, 2020 meeting minutes

Director Garcia

Director Tisler

Director Snelling

Director Graziano

Director Blankenship