

## **BobCat Meadows Metropolitan District**

November 10, 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 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 October's meeting minutes. Minutes were approved. Motion was made by Director Snelling and seconded by Director Blankenship. Meeting minutes for August were signed and filed with the county by Director Garcia.

### **YTD FINANCIALS:**

**Director Tisler, Treasurer/ Dave & Debbie Stanford**

Director Tisler read aloud October's financial reports. Year-to-Date: Gross \$160,109.05, Total Expenses \$110,323.47, Total Net Operating Income \$49,785.58. October Gross Profit \$9,260.46, Total Expenses \$8,871.91, Net Income \$388.55.

Chase has a balance of \$44,042.36. Colo Trust has a balance of \$106,853.98.

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

### **Review and Approval of Bills**

**Director Tisler/Debbie Stanford**

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

### **Review of disconnected accounts.**

Account 5 has a payment plan. 113 is a vacant-repo. 142 has a payment plan, but they have paid \$465 already in November. 165 will pay in full this coming Friday. 163 balance is from previous owner. Title company did not call for a final. Debbie is trying to collect from the old owner but has alerted the title company that they messed up. 81-Left a message for them.

139-Left a message for them. They tend to let it go for 3-4 months, then call and pay in full.  
145-Sending a payment on Friday the 13th. 123-As his 90 day past amount is only \$13.73, Debbie is waiting to see what he pays mid-month.

## **Operators Report**

**H2O – Dave Stanford**

### **September'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**

### 2021 BUDGET HEARING

Director Blankenship made a motion to open the 2021 Budget Hearing to the public. Director Snelling seconded and motion carried.

Board members reviewed the proposed budget. Please see attached file. Visiting members of the public were invited to review the proposed budget and make comments. A motion to approve the budget resolution was made by Director Blankenship and seconded by Director Tisler. Motion carried.

Director Snelling made a motion to close the Public Hearing. Director Tisler seconded and the motion carried.

## **OLD BUSINESS:**

**BOARD**

The sign on Clifford needs to be replaced. Director Blankenship is working on getting approval from the county and will need to supply a drawing of the project.

The Board has approved funds for repair of the drainage ponds. There has been one bidder for the project. Director Blankenship motioned to have the pond fixed. Director Garcia seconded and motion carried.

Dave is looking to add two fire hydrants to the district. He will look into the cost.

## **ADJOURNMENT:**

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

**Next meeting**

January 12th, 2021, Meridian Point Church 5:30 p.m. to 6:45 p.m.

**Signatures dated on January 12th, 2021 for November 10<sup>th</sup>, 2020 meeting minutes**

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Director Garcia

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Director Tisler

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Director Snelling

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Director Graziano

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Director Blankenship

November 10, 2020

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

Dear Board Members,

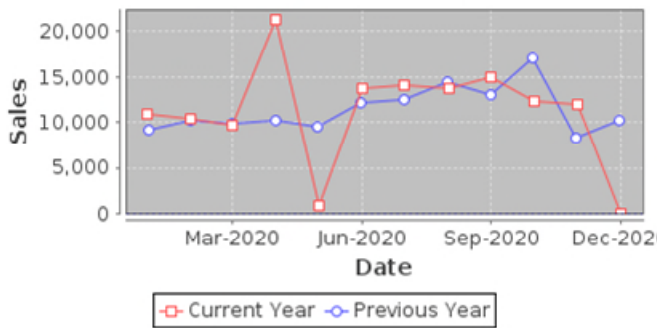
The water treatment plant is operating normally, and the wells & pressure pumping system are working flawlessly. The water pressure pumps, and the wells continue working based on water levels in the water storage tank. The electric bill for October is \$1213.60.

**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.

Water sales for October are below October of last year.

The October 2020 sales comparison to October 2019 to the right shows the water sales. The red line represents 2020 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. Monthly monitoring for bacteriological contamination is required.

**FIRE HYDRANT MAINTENANCE:**

. Fire Hydrant maintenance, painting, and flagging is complete. One-foot extensions were installed on three hydrants.

The hydrants look very different when painting is complete. The hydrant maintenance included 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 safety orange paint indicates the hydrant flows are



500 GPM or less. There is extra hydrant paint in the plant for touch up work or new hydrants.

**OFFICE VENT FAN:**



Green Electric has ordered and received the new continuous duty vent fan for the plant office. I am working with Green Electric to schedule a day to install the new vent fan and the new chlorine analyzer.

Green Electric is a touch busy and we are working to get the installation day set.

**TANK OVERFLOW PIPE & DISCHARGE VALVE:**

The water storage tank overflow pipe and discharge valve did not meet CDPHE design requirements. Colema Industrial installed the correct pipe and flapper valve to the overflow pipe on the tank. They painted the new piping and filled the two-foot diameter hole that was washed out under the



tank from past tank overflows.

**PROPERTY SHUT OFF BOX COVERS/VALVE OPERATOR EXTENSIONS:**



I believe I have found an inexpensive way to protect the plastic property shut off boxes throughout the District. If I cut off the plastic valve box, just below the ground surface, and install the metal valve box pictured to the left at ground level the property shut off will be protected. This will prevent future damage to the property shut off boxes in the district and allow the property shut off valve box to be found using a metal detector. If the metal box lid is painted blue, it will easily be identifiable as the

property shut off. The tools needed to install the metal valve box cover are a shovel and a saws-all to cut the plastic valve box to ground level. This is much less expensive than having an excavator replace each property shut off box.

I am also recommending valve operator extensions in each main line valve box to allow the main line valve to be easily operated. The valve operator extensions will keep the main line valve box from having to be cleaned out each time the valve needs to be operated. This is very important during a water main emergency.



**2021 DISTRICT BUDGET:**

The 2021 district budget includes capital improvement funds to install additional fire hydrants within the water distribution system should the board direct that this project be addressed. The budget also includes funds for the proposed storm water pond improvements should the board decide to move forward with this project.

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



David Stanford  
President  
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