

## **BobCat Meadows Metropolitan District**

August 9, 2022

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 Snelling, motion seconded by Director Blankenship. 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 amend meeting agenda to add roofing. Director Blankenship seconded. Motion carried by all the board. Director Blankenship made a motion to approve agenda. Director Snelling seconded. Motion carried.

### **REVIEW AND APPROVAL OF MINUTES**

**BOARD**

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

### **YTD FINANCIALS:**

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

July's financial reports. Year-to-Date: Gross \$134,467.99, Total Expenses \$71,429.57, Total Net Operating Income \$63,038.42. July Gross Profit \$34,629.05, Total Expenses \$11,243.85, Net Operating Income \$23,385.20.

Debbie moved \$29,000 from checking to Colo Trust. We now have \$232,441.05 in Colo Trust.

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

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

**Director Blankenship/Debbie Stanford**

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

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

Only two accounts, 89 and 139, will be posted. Account 1 has a check on the way. 23 paid in full. Accounts 142 and 177 are on payment plans. The total owed for past due accounts is down from \$6,500 to \$2,300.

### **Operators Report**

**H2O – Dave Stanford**

#### **August's Operations Report**

Please see attached file.

Director Snelling made a motion to accept the Operators Report. Director Blankenship seconded. Motion carried.

### **New Business**

**BOARD**

Director Blankenship volunteered to be the budget officer. Director Snelling made a motion to make Director Blankenship the Budget Officer for 2023. Director Graziano seconded. Motion carried.

Cost of living is increasing. Generator maintenance and chloring will be a major increase. Rates will need to be raised as we are losing our ability to maintain and compete. Director Graziano asked for details and recession rates. Director Blankenship made a motion to table discussion. Director Garcia seconded.

Some vents blew off the water plant roof. The man that came out to give a quote to replace the vents said that the roof needs replaced. A metal roof will cost \$14,950. An asphalt roof will cost \$6,500 and last about 10 years. Dave recommends the metal roof. He will talk to the insurance adjuster about the coverage of a metal roof. Director Snelling made a motion to approve repairs on roof and authorize payment. Director Blankenship seconded.

We would like to pay Paul for maintaining the Water Board website under the POA. Director Garcia will email him and discuss possibility of paying him \$100-\$150 per month. She will also find out if he can make a separate web page for the Water Board.

We hired Director Blankenship to cut the grass around the plant.

### **OLD BUSINESS:**

**BOARD**

Director Blankenship will buy the spray paint for the signs. Dave will help get locates for installing the signs. Director Graziano made a motion that Director Blankenship's business Little Farms 4 You, 719-680-5131, will be paid for taking care of lawn and maintenance. Director Snelling seconded.

## **ADJOURNMENT:**

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

## **Next meeting**

September 13, 2022, Meridian Point Church 5:30 p.m. to 6:45 p.m.

**Signatures dated on September 13th, 2022 for August 9<sup>th</sup>, 2022 meeting minutes**

---

Director Garcia

---

Director Snelling

---

Director Graziano

---

Director Blankenship



P.O. Box 1905  
 Woodland Park, CO 80866-1905  
 (719) 687-2386 Office  
 (719) 687-1426 Fax

August 9, 2022

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

Re: Operator Report

Dear Board Members,

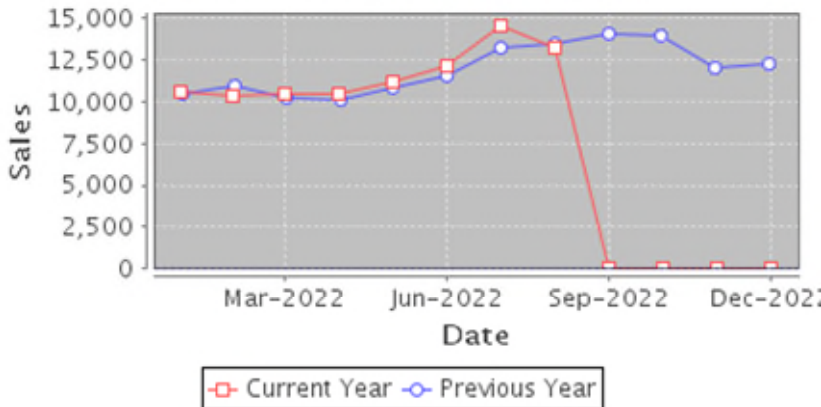
The water treatment plant is operating normally, and the wells & pressure pumping system are working flawlessly. The water pressure pumps, and the wells continue working based on water levels in the water storage tank.

**WATER PLANT:**

The water treatment plant is working well. The OPTO 22 automation system is working well. The system panel display unit has failed. The new replacement is approximately \$350.00. I will pick it up at Best Buy and get it installed.

**METER READINGS:**

**Sales Comparison Chart**



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

Seventy two water meters are now being read with the new drive-by meter reading system monthly.

Water sales for the May, June and July billing are equal to or a touch above last year. The 2021 sales comparison to 2022 to the right shows the water sales. The red line represents 2022 water sales.

The hot, wet weather has caused twelve meter/transmitter failures. I ordered and received twelve new meters and will be installing them with new transmitters in the coming days. I suspect the continued warm, wet weather to cause many meter / transmitter failures.

**PAST DUE ACCOUNTS:**

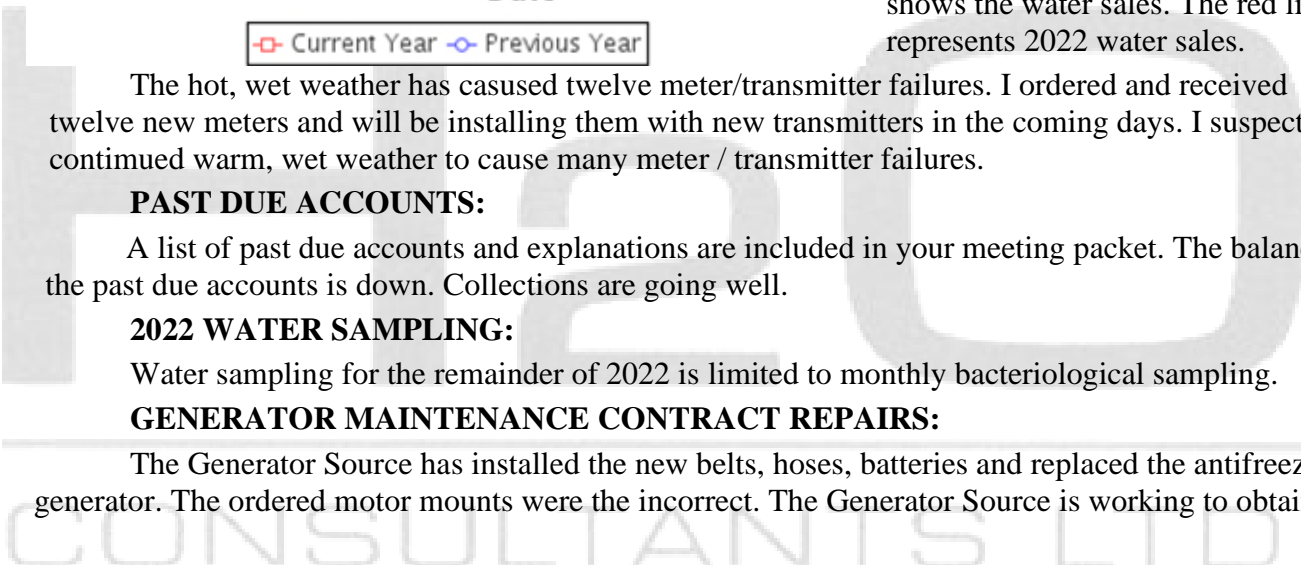
A list of past due accounts and explanations are included in your meeting packet. The balance on the past due accounts is down. Collections are going well.

**2022 WATER SAMPLING:**

Water sampling for the remainder of 2022 is limited to monthly bacteriological sampling.

**GENERATOR MAINTENANCE CONTRACT REPAIRS:**

The Generator Source has installed the new belts, hoses, batteries and replaced the antifreeze in the generator. The ordered motor mounts were the incorrect. The Generator Source is working to obtain the



August 7, 2022

Page 2

correct motor mounts. Once they come in, they will be installed during the next regularly scheduled generator service.

**2023 BUDGET OFFICIAL:**

I will assist John in putting together the 2023 budget. A motion appointing John as the district 2023 budget official is required at your August meeting.

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



David Stanford  
President  
H2O Consultants, Ltd.



# H<sub>2</sub>O

---

CONSULTANTS LTD

**BobCat Meadows Metro District  
Monthly Operating Report  
July 2022**

	BM Time	BM Operator Initials	mg/l	SU	mg/l	ft		ft		gal				BM Total Flow Reading	BM Total Flow Per Day	BM Comments		
			BM Free Cl2	BM pH	BM Fe	BM Laramie Fox Hours	BM Laramie Fox HPD	BM Laramie Fox Level in Well	BM Arapaho Hours	BM Arapaho HPD	BM Arapaho Level In Well	BM Laramie Fox Meter Reading	BM Laramie Fox Flow Per Day				BM Arapaho Meter Reading	BM Arapaho Flow Per Day
1 Fri							7.40		7.60				18,567	15,622	34,189			
2 Sat							7.40		7.60				18,567	15,622	34,189			
3 Sun							7.40		7.60				18,567	15,622	34,189			
4 Mon							7.40		7.60				18,567	15,622	34,189			
5 Tue							7.40		7.60				18,567	15,622	34,189			
6 Wed	3:30 PM	DGS	.74	8.56	.00	17557.00	7.40	271.60	19445.80	7.60	161.10	16,592,500	18,567	16,785,100	15,622	32,321,800	34,189	System Checked/Bac-t Taken
7 Thu							14.80		.00				35,600	-	35,600			
8 Fri							14.80		.00				35,600	-	35,600			
9 Sat							14.80		.00				35,600	-	35,600			
10 Sun							14.80		.00				35,600	-	35,600			System Checked
11 Mon	4:00 PM	DGS	.66	8.58	.00	17631.00	14.80	264.30	19445.80	.00	167.30	16,770,500	35,600	16,785,100	-	32,497,300	35,600	System Checked/Comp CL17 SC
12 Tue							9.20						22,371	12,757	35,129			
13 Wed							9.20						22,371	12,757	35,129			
14 Thu							9.20						22,371	12,757	35,129			
15 Fri							9.20						22,371	12,757	35,129			
16 Sat							9.20						22,371	12,757	35,129			
17 Sun							9.20						22,371	12,757	35,129			
18 Mon	5:00 PM	DGS	.66	8.54	.00	17695.40	9.20	257.70	19490.30	6.36	130.00	16,927,100	22,371	16,874,400	12,757	32,741,600	35,129	System Checked
19 Tue							7.42						17,925	5,938	23,863			
20 Wed							7.42						17,925	5,938	23,863			
21 Thu							7.42						17,925	5,938	23,863			
22 Fri							7.42						17,925	5,938	23,863			
23 Sat							7.42						17,925	5,938	23,863			
24 Sun							7.42						17,925	5,938	23,863			
25 Mon							7.42						17,925	5,938	23,863			
26 Tue	6:00 PM	DGS	.65	8.56	.00	17754.80	7.42	267.40	19512.70	2.80	166.80	17,070,500	17,925	16,921,900	5,938	32,929,600	23,863	System Checked
27 Wed							9.77						23,050	-	23,050			
28 Thu							9.77						23,050	-	23,050			
29 Fri							9.77						23,050	-	23,050			
30 Sat							9.77						23,050	-	23,050			
31 Sun							9.77						23,050	-	23,050			
MINIMUM	-	-	0.65	8.54	0		7.4	257.7		0	130		17,925	-			23,050	-
MAXIMUM	-	-	0.74	8.58	0		14.8	271.6		7.6	167.3		35,600	15,622			35,600	-
AVERAGE	-	-	0.68	8.56	0		9.39	265.25		3.64	156.3		22,731	7,437			30,167	-
SUM	-	-	2.71	34.24	0		291.03			112.75			704,650	230,533			935,183	-

**STANDARD BACTERIOLOGICAL WATER TEST** METHOD:SM-9223B

El Paso County Public Health Laboratory EPA ID# CO00025

1675 West Garden of the Gods Road, Suite 2044, Colorado Springs, CO 80907 - (719) 578-3120

PWSID CO0121060-BobCat Meadows Metropolitan District

- Raw
- Finished
- LT2
- Quantitative

Sample Point ID: RTOR

Sample Taken Date: 08/03/2022 Time: 1350

Address where sample was taken: 5844 Oil Baron Dr Peyton CO 80831

Sample site location: Collector Name: Dave Chlorine: 0.62 mg/L

- Well
- City
- Recreational
- Surface/Spring
- Cistern
- Wastewater

Results to: BobCat Meadows Metro District Phone: (719) 205-0201

Mailing address: PO Box 463

City/State/Zip: Woodland Park, CO 80866

Fax/Email: d.stanford@h2oconsultants.biz

Comments:

Date 08/03/2022 Time 1452 Rc'd 743

Date 08/03/2022 Time 1350 Tested 850

Date 08/04/2022 Time 1001 Comp 850

**Lab Sample # 5429**

**Colilert Results Per 100ml**

- Absence: Absence of coliform bacteria
- Presence: Presence of coliform bacteria & non-compliance with drinking water standards.

MPN/100 ml:

- Absence: E. Coli: Escherichia coli bacteria
- Presence: E. Coli: Escherichia coli bacteria

MPN/100 ml: