

## **BobCat Meadows Metropolitan District**

September 13, 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 Blankenship made a motion to approve agenda. Director Graziano seconded. Motion carried.

### **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 Graziano. Meeting minutes for August were signed and filed with the county by Director Garcia.

### **YTD FINANCIALS:**

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

August's financial reports. Year-to-Date: Gross \$187,786.37, Total Expenses \$81,970.26, Total Net Operating Income \$105,816.11. August Gross Profit \$53,318.38, Total Expenses \$10,540.69, Net Operating Income \$42,777.69.

We have \$261,829.18 in Colo Trust. There is \$64,000 in checking. This is inflated because of insurance payout. We need to leave it there until the roof and fence are fixed.

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

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

**Director Blankenship/Debbie Stanford**

Invoices of August'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.**

Only one account has a large past due amount. Account 139 has a balance of \$375.70.

**Operators Report**

**H2O – Dave Stanford**

**August's Operations Report**

Please see attached file.

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

**New Business**

**BOARD**

The plant roof repair is awaiting materials to begin.

The fence will need to be replaced. Debbie is working on receiving bids for that. One of the options we are looking at is Trex fencing. It is expensive, but durable.

The Board suggested a list of Future Endeavors including 1) getting outside of tank painted, possibly with a mural, 2) fire hydrants, and 3) filling in the hole at water plant.

**OLD BUSINESS:**

**BOARD**

Director Blankenship went over the preliminary budget. There is no raise to the water rates, but there is a raise to the monthly service charge. Property tax assessment went down about \$60,000. The core inflation rate will be about 8.3%.

One of the new signs is up and functional. Director Blankenship is cutting the grass once a month. Next month should be the last cutting. He would also like to drag the driveway for the water plant. Director Snelling made a motion to rent a machine to drag the driveway and make a roundabout and to fill the hole by the water plant. Director Graziano seconded. Motion carried. Director Blankenship will rent the machine and do the work.

We would like to split a website with the POA. We could list current directors and positions and include a General Member position. Director Garcia will set up a meeting with Paul at the Garcia home. We will also discuss having Paul create a trademark/logo, possibly of the plant/building, and put it on the web page.

**ADJOURNMENT:**

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

**Next meeting**

October 11, 2022, Meridian Point Church 5:30 p.m. to 6:45 p.m.

**Signatures dated on October 11th, 2022 for September 13<sup>th</sup>, 2022 meeting minutes**

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Director Garcia

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Director Snelling

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Director Graziano

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Director Blankenship



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

September 13, 2022

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

Re: Operator Report

Dear Board Members,

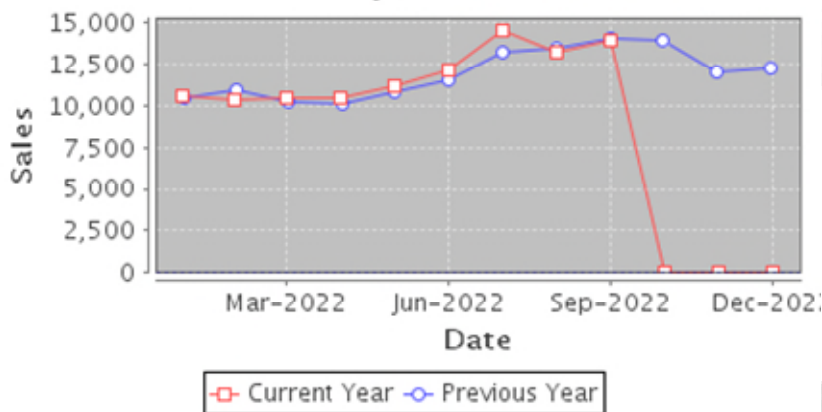
The water treatment plant is operating normally, and the wells & pressure pumping system are working flawlessly. The water pressure pumps, and the wells continue working based on water levels in the water storage tank.

**WATER PLANT:**

The water treatment plant is working well. The OPTO 22 automation system is working well. The new system panel display unit is working well.

**METER READINGS:**

**Sales Comparison Chart**



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

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

Water sales for the August 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.

I suspect the continued weather pattern to cause many meter / transmitter failures.

**PAST DUE ACCOUNTS:**

One past due accounts is 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 will be down on September 22, 2022, for the semi-annual general maintenance of the generator.

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**PLANT ROOF & FENCE REPAIR:**

The plant roof repair is awaiting materials to begin. We are also working on receiving bids for the fence repair/replacement.

**2023 BUDGET:**

I am assisting John in putting together the 2023 budget. A copy of a very preliminary budget is attached to this report. There is much discussion and work to be done by the board to the budget before it is completed.

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



David Stanford  
President  
H2O Consultants, Ltd.



# H2O

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CONSULTANTS LTD

# BobCat MOR

August 2022

Date	BM Time	BM Operator Initials	001 (EFF)			701 (INF)							
			BM Free Cl2 mg/l	BM pH SU	BM Fe mg/l	BM Laramie Fox Hours	BM Laramie Fox HPD	BM Laramie Fox Level in Well ft	BM Arapaho Hours	BM Arapaho HPD	BM Arapaho Level In Well ft	BM Laramie Fox Meter Reading gal	BM Laramie Fox Flow Per Day gal
8/1/2022	5:00 PM	DGS	.86	8.55	.00	17813.40	9.77	174.40	19513.00	.05	125.30	17,208,800	23,050
8/2/2022							7.96			5.91			19,314
8/3/2022							7.96			5.91			19,314
8/4/2022							7.96			5.91			19,314
8/5/2022							7.96			5.91			19,314
8/6/2022							7.96			5.91			19,314
8/7/2022							7.96			5.91			19,314
8/8/2022	7:00 PM	DGS	.88	8.53	.00	17869.10	7.96	165.10	19554.40	5.91	140.50	17,344,000	19,314
8/9/2022							8.00			4.84			19,743
8/10/2022							8.00			4.84			19,743
8/11/2022							8.00			4.84			19,743
8/12/2022							8.00			4.84			19,743
8/13/2022							8.00			4.84			19,743
8/14/2022							8.00			4.84			19,743
8/15/2022	7:45 AM	DGS	.78	8.49	.00	17925.10	8.00	266.30	19588.30	4.84	162.10	17,482,200	19,743
8/16/2022							6.47			6.03			15,843
8/17/2022							6.47			6.03			15,843
8/18/2022							6.47			6.03			15,843
8/19/2022							6.47			6.03			15,843
8/20/2022							6.47			6.03			15,843
8/21/2022							6.47			6.03			15,843
8/22/2022	3:00 PM	DGS	1.05	8.45	.00	17970.40	6.47	268.00	19630.50	6.03	160.90	17,593,100	15,843
8/23/2022							6.84			9.46			16,800
8/24/2022							6.84			9.46			16,800
8/25/2022							6.84			9.46			16,800
8/26/2022							6.84			9.46			16,800
8/27/2022							6.84			9.46			16,800
8/28/2022							6.84			9.46			16,800
8/29/2022	2:30 AM	DGS	.77	8.52	.00	18018.30	6.84	217.00	19696.70	9.46	105.10	17,710,700	16,800
8/30/2022							7.38			7.47			17,750
8/31/2022							7.38			7.47			17,750
Minimum			.77	8.45	.00		6.47	165.10		.05	105.10		15,843
Maximum			1.05	8.55	.00		9.77	268.00		9.46	162.10		23,050
Total							229.42			198.70			560,450
Average			.87	8.51	.00		7.40	218.16		6.41	138.78		18,079

# BobCat MOR

August 2022

Date	701 (INF)		001 (EFF)		
	BM Arapaho Meter Reading gal	BM Arapaho Flow Per Day gal	BM Total Flow Reading gal	BM Daily Flow gal	BM Comments
8/1/2022	16,921,900	-	33,068,300	23,050	System Checked / Mixed Cl2 Solution
8/2/2022		12,200		31,514	
8/3/2022		12,200		31,514	
8/4/2022		12,200		31,514	
8/5/2022		12,200		31,514	
8/6/2022		12,200		31,514	
8/7/2022		12,200		31,514	
8/8/2022	17,007,300	12,200	33,287,300	31,514	System Checked
8/9/2022		9,900		29,643	
8/10/2022		9,900		29,643	
8/11/2022		9,900		29,643	
8/12/2022		9,900		29,643	
8/13/2022		9,900		29,643	
8/14/2022		9,900		29,643	
8/15/2022	17,076,600	9,900	33,491,200	29,643	System Checked/Meet Adjuster
8/16/2022		12,229		28,071	
8/17/2022		12,229		28,071	
8/18/2022		12,229		28,071	
8/19/2022		12,229		28,071	
8/20/2022		12,229		28,071	
8/21/2022		12,229		28,071	
8/22/2022	17,162,200	12,229	33,686,300	28,071	System Checked/Reagent Cl17SC
8/23/2022		16,000		32,800	
8/24/2022		16,000		32,800	
8/25/2022		16,000		32,800	
8/26/2022		16,000		32,800	
8/27/2022		16,000		32,800	
8/28/2022		16,000		32,800	
8/29/2022	17,274,200	16,000	33,912,500	32,800	System Checked
8/30/2022		15,675		33,425	
8/31/2022		15,675		33,425	
Minimum		-		23,050	
Maximum		16,000		33,425	
Total		383,650		944,100	
Average		12,376		30,455	

**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: 09/06/2022 Time: 1420

Address where sample was taken: 14908 Clifford Drive Peyton CO 80831

Sample site location: Other -RTOR #4 Collector Name: Dave Stanford Chlorine: 0.87 mg/L

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

Results to: BobCat Meadows MD

Phone: (719) 205-0201

Mailing address: PO Box 463

City/State/Zip: Woodland Park, CO 80866

Fax/Email: d.stanford@h2oconsultants.biz

Comments:

Date 09/06/2022 Time 1530 Rc'd 743

Date 09/06/2022 Time 1633 Tested 850

Date 09/07/2022 Time 1043 Comp 742

**Lab Sample # 6164**

**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: