

VALLEY AT WINTER PARK WATER DISTRICT
Minutes of October Meeting

via teleconference

October 24 at 6:00 P.M.

<https://www.vwpwaterdistrict.org/>

Kerri J. Stroupe, President	Term to May 2025
Kelli Kolar, Vice President	Term to May 2025
Matt Small, Secretary	Term to May 2027
Susan Oderwald	Term to May 2025
John Clagett	Term to May 2027

Please join the meeting by going to the [District's website](#) and clicking on the "Zoom Link" button under the map. When signing on, please add your name and lot number to the chat.

Minutes

1. Call to Order – attendance
 - a. Directors Kelli Kolar, Susan Oderwald and Kerri Stroupe were in attendance when the meeting started.
2. Declaration of Quorum/Director Conflict of Interest Disclosures – None of the Directors had a conflict of Interest.
3. Director Oderwald moved to approve the agenda, Director Kolar seconded and the motion was approved by all Directors present.
4. Consent Agenda -
 - a. Approval of Minutes of September meeting. Director Stroupe moved to approve the minutes. Director Kolar seconded. The motion passed.
Director Clagett joined the meeting.
5. Director Stroupe talked about the unpaid special assessments. The Board considered the Resolution approving the certification of past due special assessments. Notice was provided to the lot owners as required by law.
 - a. Director Kolar motioned to approve the resolution. Director Oderwald seconded the motion. The motion was approved with all Directors who were present voting in favor.
6. Director Small joined the meeting.
7. Financial Matters – Budget discussion. Eric Weaver presented the September financial report and went through the balance sheets.
 - a. Eric Weaver discussed budget and additional costs associated with CDPHE compliance costs. He also discussed the effort to allocate costs between the operational budget and the capital improvement budget.

b. At the end of year, the District may need to transfer \$30,000 from the capital improvement budget to the operations budget to cover a shortfall.

c. Matt Small shared the draft budget with the Board and discussed operations budget. Improving the tracking of expenses and dividing them between operations and capital improvement budget. We have worked hard to allocate the costs between these two buckets to account for hard and soft costs associated with the capital improvement project.

i. District is looking at \$47,000 shortfall in current budget. The Board is scrutinizing the budget.

ii. We are documenting the costs associated with the CDPHE compliance work. As shown on slide presented to the Board. Our estimate is \$70,000 per year on a conservative basis. This comprises 60% of budget.

iii. The board will have to address overage through raising service fees.

iv. Director Small also provided an overview of the capital improvement budget. We need to schedule a workshop with the Board and the engineers to get details about the upcoming project.

(1) There is a lot of uncertainty in our current budget numbers related to the construction of the water treatment plant, and we need more information. There is a current shortfall projected.

8. Director Stroupe did an overview of operations and conveyed update from LL Kourse.

9. Directors Stroupe and Small discussed the next step in capital improvement project – getting drawings for the water treatment facility. They are both exploring options. Director Small reached out to Romtec and their estimate for design build services was very high. We are looking for cost savings in all aspects of the project while maintaining quality and longevity.

10. Discussed switching water meters used in the houses. Director Small made a recommendation to explore options further. Director Small has a company that can evaluate and recommend. Hopefully, can

11. Director Stroupe and LL Kourse have a meeting scheduled with an insurance consultant to get a more detailed estimate and ensure that the District is covered adequately.

12. Legal Matters – Beth Van Vurst

a. Update on Tabernash Meadows Water and Sanitation District’s Case No. 23CW3053, Water Division 5

- i. Beth provided an overview of why the Board filed a motion of opposition in the case and the status conference in August.
- ii. Discussed next steps - by November 17, Tabernash must respond to division engineer summary of consultation and provide a proposed ruling to all opposers. VWPWD needs to respond by January 12th.

(1) Difficult to plan response or budget impact until after November 17th. Board will need to decide how involved the District should be in the case. Beth provided options ranging from withdrawing to light participation or more actively participating.

b. Update on correction of legal description for well locations contained in the Valley at Winter Park Water District's Decree entered in Case No. 16CW3036, Water Division 5. The court approved the requested correction of the legal description for wells T3, T4, T5. The court did not correct the mistake in the name and depth of the well that has been constructed. The Board can decide whether to pursue this further or not.

c. One outstanding issue: For the new well, the decree requires that the District file a notice of as built location for the new well with the court once the well is complete and including all the testing.

13. The Board decided to postpone discussion of Appendix A until next month. Director Clagget motioned to table the discussion and Director Oderwald seconded. The Board voted to approve the motion.
14. No Public Comment
15. Director Clagget motioned and Director Small seconded. The Board voted to enter into Executive Session. Executive Session of the Board of Directors (as needed) for the purpose of receiving legal advice from the Board's water attorney regarding the Valley at Winter Park Water District's water rights, including operation and maintenance of such rights, as well as the District's participation in Tabernash Meadows Water and Sanitation District's Case No. 23CW3053, pursuant to Section 24- 6-402(4)(b), Colorado Revised Statutes.

a. The Board did not take any action or make any decisions in executive session. Beth will continue to monitor the Tabernash Meadows case and will report back to the Board.

16. Meeting Adjourned