



THE VALLEY AT WINTER PARK  
**WATER DISTRICT**

**MINUTES OF THE SPECIAL MEETING  
OF THE BOARD OF DIRECTORS**

A meeting of the Board of Directors of the Valley at Winter Park Water District on Wednesday, April 29, 2026, at 6:00pm online via Zoom. The meeting was open to the public.

**Attendance:**

**Directors:**

Matt Kirsch, President  
John Clagett, Treasurer  
Dan Krupp, Secretary  
Liz Adams, Vice President

**Other attendees:**

Jessica Mendoza, Purrington Civil  
Mat Beshears, Quantum Water & Environment  
Michael Gerstner, TST Infrastructure Inc  
Matt Benak, Merrick and Company  
Chuck Williams, Merrick and Company  
Beth Van Vurst, Legal Counsel  
Will Parker, Semocor, District Operator  
Sarah Shepherd, District Management  
Peter Kline, District Management  
Sujata Trehan, District Management

**Public Attendees:**

Don Metzler  
Pat Wischmann  
Tom Sangster, Resident  
Kris Clagett, Resident  
Micheal

**Call to Order/Agenda/Declaration:**

Director Kirsch called the meeting to order at 6:01 pm and declared a quorum with all four Directors in attendance. No conflicts of interest were stated. The Agenda was approved.

## **Legal Items:**

### **Executive Session:**

Upon motion by Director Adams, and seconded by Director Clagett, the Board voted 4-0 to approve moving into an Executive Session pursuant to C.R.S. 24-6-402(4)(b) to receive advice of legal counsel regarding proposed settlement in Tabernash Meadows Water and Sanitation District's Case No. 23CW3053 and operation of the Valley at Winter Park Water District's plan for augmentation decreed in Case No. 16CW3036.

Executive Session started at 6:10pm.

Upon motion by Director Clagett, and seconded by Director Adams, the Board voted 4-0 to approve closing the Executive Session.

Executive Session ended at 6:26 pm.

Beth Van Vurst reported on the nature of the session. She recommended that the Board approve the proposed modifications to the proposed settlement in Tabernash Meadows Water and Sanitation District's Case No. 23CW3053 as discussed in Executive Session.

Upon a motion by Director Adams and seconded by Director Clagett, the Board voted 4-0 to approve the proposed modifications to the proposed settlement in Tabernash Meadows Water and Sanitation District's Case No. 23CW3053.

### **Consider approval of Rich Ditch 2026 Operating Agreement and Diversion Repair Agreement and Plan**

Mat Bashear gave the Board an update regarding the Rich Ditch bypass structure. Discussion followed. Director Kirsch gave the Board some additional details regarding cost division owed by the District; Denver Water and Tabernash Meadows Water and Sanitation District play an active role in monitoring the water, so it makes sense for the District to rely on them for the design of the diversion structure. Currently manual reading is a viable option, and all parties are interested in putting in a diversion system that meets the needs but is not over-engineered or too high priced. Director Adams noted that the District has the funds to cover its portion of the cost. Sarah Shepherd noted that District reserves would be sufficient to cover these costs. Additional discussion followed.

Upon a motion by Director Adams and seconded by Director Krupp, the Board voted 4-0 to approve the 2026 Operation Agreement and Diversion Repair Agreement and Plan.

### **Additional Citizen Items:**

Resident Tom Sangster noted that the only way the new operator can read the meter is by physically entering his property, it appears that they are unable to read the meter remotely.

Sarah Shepherd noted that some meters are still being read manually and offered to discuss the matter further directly with Mr. Sangster; meters will be read remotely once such meters have been updated. Will Parker noted that they will undertake upgrading manual meters with the new remote read meters this summer.

### **Operations:**

#### **Operator Report**

Will Parker shared a water use report with the Board. Discussion followed. Will noted that they were onsite and went through the punch list with Jessica Mendoza for the construction project. Semocor also measured the pond level and performed meter reads.

Director Kirsch asked if the water level at T6 has dropped significantly and what his assessment of the well's viability was. Will noted that while the water level had stalled during a pumping cycle, the pump did not drop further and the well seems to be looked in good shape.

### **Sampling plan presentations:**

#### **i. TST Infrastructure Inc Engineers**

Michael Gerstner gave the Board a brief introduction about TST Infrastructure and the sampling plan proposal. He outline the sampling plan with a general overview of treatment option recommendations with sample costs. Director Kirsch asked if TST would be agreeable to completing the testing portion of the proposal independent of the other portions of the proposal; Michael indicated that TST would be able to do so as they understand that small districts have budget considerations. Discussion followed.

#### **ii. Merrick and Company Engineers**

Matt Benak from Merrick shared a brief introduction with the Board and shared their sampling proposal and technical memorandum. Discussion followed. Matt noted that costs would be \$300/500 per lab test, in addition to the \$35,200 fee for sampling, and pre-engineering report which would describe the various options and recommendations. This would not include designing the treatment solution. Discussion followed.

The Board discussed both proposals in depth.

Upon motion by Director Krupp, and seconded by Director Adams, the Board voted 4-0 to approve the proposal from TST Engineering for the sampling plan, as presented.

Management will work with legal counsel on the contract with TST.

### **Meter replacement discussion**

Sarah Shepherd noted that this item has been discussed with the Operator Report; the District will present the cost to replace older meters in the District at the May meeting.

### **Administrative items:**

**Approve meeting minutes from March 18, 2026, Board meetings.**

Upon motion by Director Kirsch, and seconded by Director Clagett, the Board voted 4-0 to approve the meeting minutes from March 18, 2026, as presented.

### **Rules and Regulations and Emergency Plans review, future planning 2026**

Director Adams noted that the District should consider discussing water conservation given the current drought situation. Sarah Shepherd noted that the District has many options, including adopting a water conservation plan; recommend voluntary water usage restrictions, especially for outdoor uses. She will share some information with the Board so a review process may be developed in the coming months.

### **Financial items:**

#### **Review and approve Claims Payable for the period March 19, 2026, through current.**

Peter Kline presented Claims from March 19, 2026, through present. Discussion followed.

Upon motion by Director Adams and seconded by Director Krupp, the Board voted 4-0 to approve Change Order 10 for payment not-to-exceed to \$1,500 for the cost of the light fixtures.

Upon motion by Director Clagett and seconded by Director Adams, the Board voted 4-0 to ratify the early March 2026 claims, as presented.

Upon motion by Director Kirsch and seconded by Director Adams, the Board voted 4-0 to approve the Claims for approval as presented, with the exception of PayApp #14; additionally in response to Velocity's written request, the Board gives them the assurance that they will be paid once the work has been completed.

### **Construction Update**

Jessica Mendoza gave the Board an update: Velocity Constructors have completed several punch list items. However, there are still drainage and compaction concerns at the site. Velocity responded to address the road issues, which needed to be fixed with urgency. There are issues with the exterior concrete sidewalk areas which was constructed with an incorrect slope. Velocity is agreeable to replacing all these areas identified. Discussion followed.

Director Adams asked about the outside lights. Jessica confirmed that the current lights are "dark sky compliant" – however they have been taped over to avoid being too bright while the switch is being replaced and the timer removed. Velocity has submitted a Change Order to change the switch style to manual from sensor/automatic timer. Additional discussion followed.

### **Additional Board Member/Management items:**

Discuss changing regular meeting date for May 2026.

The Board reviewed their availability in mid-May; the May Board meeting will be rescheduled and will be held on May 20, 2026.

**Adjournment:**

There being no further business on the agenda, the Board approved by acclamation to adjourn the meeting at 8:24 p.m.

The next regular meeting is scheduled for May 20, 2026, at 6:00 p.m. via Zoom.

*/s/ Sarah Shepherd*

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Secretary for meeting