



THE VALLEY AT WINTER PARK
WATER DISTRICT

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

A special meeting of the Board of Directors of the Valley at Winter Park Water District on Tuesday, January 6th, 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
Mark Van Nostrand, Wright Water Engineers
Doug Bellatty, District Operator
Sarah Shepherd, District Management
Peter Kline, District Management
Sujata Trehan, District Management

Public Attendees:

Barry Waryanka – Lot 41
Tom Sangster
Scott Fuog

Call to Order/Agenda/Declaration:

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

Additional Citizen Items:

Resident Scott Fuog inquired about when the road would be reopened and asked what additional items the community would have to pay for, given how long the construction project has extended.

Jessica Mendoza noted that the road could potentially be open next week, however there is no definite date at this time. Road opening will be announced via email blast as soon as possible. The District noted their appreciation of the community accommodating the road closures.

Sarah Shepherd noted that any additional project costs were approved by the board for additional project scope, but no additional costs have been incurred due to project time delays or contractors errors. The project is on budget.

Financial:

1. Work Session 2026 Projects and Budget Reserve Goals

- a. Meter Replacements**
- b. Well T6 Treatment**
- c. Road access to Well T2**
- d. Ongoing Reserves and Repairs and Maintenance**
- e. Longterm Improvements**

The Board reviewed the 2026 Capital improvements spreadsheet presented by Peter Kline. Mark Van Nostrand noted that additional sampling will need to be completed to determine what type of Arsenic treatment will be needed. Discussion followed. Peter Kline noted that the current document includes several scenarios to help the Board discuss these arsenic treatment options in depth as well as additional future capital improvement projects.

Mark Van Nostrand clarified that a Sampling Plan, which includes what samples should be taken and when; collating the data from testing, etc. would be helpful for the District. Director Kirsch noted that it would be helpful to have a Sampling Plan for the Board to review at the March Board meeting. Discussion followed. Doug Bellatty noted that a Sampling Plan is beneficial as that will help all parties be on the same page. Mark Van Nostrand will prepare a proposal for putting the Sampling Plan together, for the Board to review at the February meeting.

Doug Bellatty noted that the current plan for Capital improvements looks good. They are happy with Well T-2 and look forward to the meter replacement project.

Sarah Shepherd noted that once construction is complete a Dedication ceremony would be appropriate, but may need to be held after the snow melts.

2. Discuss Rate Options

The Board discussed possible funding options in depth, including rate increases, special assessments, special assessments that can be paid in installments, or combinations of these possibilities etc. Discussion followed. Director Adams asked about grants that the District may qualify for. Sarah Shepherd noted that management will inquire about Grant options through Colorado Department of Public Health and Environment (CDPHE), Colorado Water Conservation Board (CWCB), Department of Local Affairs Division of Local Government (DOLA) etc. Discussion followed. Sarah Shepherd noted that the District needs to have redundancy built into the system which necessitates funding some of the capital improvements.

Director Kirsch noted that he would be interested in seeing a Rate Increase option that includes a 10% increase initially, another option that raises the required funds in 3-years instead of 5-years, and an option that includes a 20% fee increase in the first year.

Directors Adams and Clagett requested that options presented at the Rate Hearing be clear and succinct. Sarah Shepherd noted that the Rate Hearing is a Public meeting where the community would be able to view the options and share their views.

Director Kirsch noted that at the Rate Hearing, the Board would like to take a few minutes to share information regarding the current project and how the recent special assessment was used.

Director Clagett noted that the Board would also share how the District is preparing for redundancy and the story behind the rate options being presented. Sarah Shepherd noted that management would help facilitate a Board presentation – Director Adams volunteered to work with management on the presentation. Discussion followed.

3. Construction Update

Jessica Mendoza gave the Board an update – the site has been graded with the possibility to pour the sidewalk next week. Velocity is working with Tuff Shed regarding the garage trim painting correction. Jessica noted that the old/incorrect lights had been installed at the site – the lights will need to be updated to the ‘Dark Sky compliant’ lights that were specified and approved. Velocity will be replacing the lights – in the meantime the lights will be kept off unless there is a specific need, however lights will generally remain on till 5:30pm for construction purposes given the early sunset at this time of year.

The new treatment system within the building will be connected to the existing system pumphouse soon. The startup date is tentatively planned on Monday January 19, 2026. Operators will be filling the storage tanks so that the community has access to water during the transition. The Community will be updated regarding timing of the startup, and if there are any requests or notices that might affect service.

Director Kirsch noted that the communication could include that the District is aware that the lights are incorrect and will be replaced with the ‘dark sky compliant’ lights.

District Management will prepare these community updates via the website and eblast.

The Board reviewed the WWE Change Order #6. Discussion followed. Upon motion by Director Kirsch, and seconded by Director Adams, the Board voted 4-0 to approve the WWE Change Order #6 as presented.

4. Consider Ratification of Outstanding Claims Payable

The Board reviewed the outstanding claims. Upon motion by Director Adams, and seconded by Director Clagett, the Board voted 4-0 to ratify the claims as presented.

Additional Board Member/Management items:

Sarah Shepherd noted a Special Meeting may be needed after the Rate Hearing in February if the agenda and meeting length are too long for one meeting. The meeting would be to discuss the contract renewal of the District Operator.

Adjournment:

There being no further business on the agenda, the Board approved by acclamation to adjourn the meeting at 7:53 p.m.

The next meeting, which is a Hearing to Consider a Rate Increase, is scheduled for February 4, 2026, at 6:00 p.m. via Zoom.

/s/ Sarah Shepherd

Secretary for meeting