

Mesa Cortina Water & Sanitation District
Board of Directors Meeting
Tuesday, October 3th, 4:30PM
36 Spring Beauty Dr., Silverthorne, CO 80498

Attendance **Board:** Stan Wagon, Jon Whinston, Matt Hickam, Greg O'Neill, Randy Rehn
Staff: Jeff Leigh, Manager; Kelsey Andersen, Assistant Manager; Michael Kurth, Bookkeeper
Guests: Karl Fauland

Meeting was called to order at 4:36 PM

Minutes: ***A motion was made by Stan Wagon to approve the minutes of the September 5th, 2023 meeting. Seconded by Greg O'Neill. Motion approved.***

Financials: Financial reports through the end of August, 2023, were emailed to the Board. Year to date income is at \$242,467 and is \$12,994 above budget. Year to date operating expense is \$177,427 and is \$58,545 below budget. Operating year to date net income is \$65,040 and is \$71,539 above budget.

Business: -Jeff informed the Board of some issues going on with well #4. In early September the well stopped pumping. Darrel Taylor of Osprey Pump has replaced the 85 feet deep pump. After further problems, it was discovered that the underline electrical line from the pump saver to the well has failed. After some discussion it was suggested that further troubleshooting be done to determine exact location of the fault. It may be that the best solution would be to be replace the electrical line. Karl Fauland was present to express his concerns of disruption of his landscaping if the line needs to be replaced. Line replacement may require additional length to go around some of the landscaping. A determination will be made in the upcoming week, so the problem can be repaired before winter.

 -Kelsey and Stan informed the Board that the idea to transfer some funds from the Cortina Property Owners (CPOA) was discussed at the recent annual meeting with no real objections. The CPOA members will discuss further at the upcoming February meeting.

 -There was discussion concerning the increase in water rates for the 2024 budget. Mike will re-run the draft budget with an increase in line with the current Consumer Price Index. The Board will coordinate with Tim Flynn for the Budget Hearing for December 7th at the Pad.

 -There was some discussion concerning a delinquent homeowner on their W&S bill. Mike & Jeff will try to encourage payment prior to the deadline. It was also suggested that we try to get this owner enrolled in the ACH electronic payment program. Jon suggested to assess a late fee of 10% if payment is not received by 10-31-23 and that the debt be certificated to the County if payment is not received before the December deadline.

 -Kelsey informed the Board of the audio and visual alarm going off at the lift station. The float has been replaced which has not solved the alarm issue. Kelsy & Jeff will work with Rob to get a higher-level alarm in place.

-Randy informed the Board of the status of the water tank project. WBS has basically finished their painting work. Randy is good with releasing the final contract payment and the retainage to be returned after the November meeting. The tank mixer was purchased through WBS and has been installed by Jeff and Randy. Blackbird Electric and Rob Berghammer will finalize the electrical and alarm work in the next few weeks. The total cost of the tank project is going to be approximately \$142K.

-It was suggested that we work with WBS for I&I mitigation on manholes in the spring.

-There was some discussion regarding a land trade with the US Forest Service for the property where the tank is located. Stan stated that Cindy Ebert has informed him that the lot is on the list of potential trade properties. Stan will keep the line of communication open.

-Kelsey reviewed the status of properties current under construction. The property at 217 Royal Redbird Dr, had a water line inspection; 267 Royal Redbird Dr. had a curb-stop repair; 512 Lakeview, water line and sewer lines have been installed; 106 Royal Redbird had their final inspection and are close to CO.; 332 Lakeview has installed their water meter in a vertical position instead horizontal as specified in construction specifications; 166 Royal Redbird is also remodeling and adding an additional bedroom

-Randy reviewed the current construction specifications for water and sewer line installations. There are a few things that need to be updated with regard to bedding of water and sewer lines. Randy asked that Kelsey and Jeff review specifications and make suggestions for updates and posting on the website.

-There were some suggested changes to the language on the website with regard to the EQR policy and building cap. Stan drafted new language that will be updated on the website.

-Kelsey informed the group that the District will probably be liable for the deductible with regard to the insurance claim at 352 Lakeview Dr.

Next Meeting: The next meeting is scheduled for Tuesday, November 7th at 4:30PM, at The Pad. The Budget Hearing is scheduled for Thursday, December 7th at 4:30PM at The Pad.

Adjourned at 6:37PM