

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE INDIAN HILLS WATER DISTRICT
JEFFERSON COUNTY, COLORADO**

For the Meeting Held July 21, 2022

The meeting was held in person and was attended by Directors Tony Pesce, Craig Levy, and Scott Ryplewski, Managers Chris Vargo (GM) and Kristin Waters (OM) with Director Mosby and Kepley attending by phone.

Meeting called to order 6:35 pm

Posting of Notice. The meeting agenda had been posted in advance as required by law.

Meeting Agenda: Motion to approve the agenda made and seconded. With no edits to the agenda, it was approved by a vote of 5 – 0

Meeting Minutes: Motion made to approve the June 16, 2022 minutes made, seconded and the minutes were approved 5 – 0

Audience/Customer Comments or Concerns:

No public in attendance

Administration/Financial Reports: Check report was reviewed with a motion made to approve checks 14842 – 14868 and EFT's. Report approved by a vote of 5 – 0. Cash Balance Status, Fund Class Report, Cash Flow Statement, and Accounts Receivable Aging/Customer Past Due reports were reviewed. The 2021 Audit will be completed and submitted by the end of July.

Legal/Information Updates:

none

Operations:

- Wells are producing optimally and the storage tanks are nearly full after flushing the system and moving water between Zones.
- Nitrate levels are averaging 7.6 mg/l.
- Well assessment project continues, service line leak was repaired in Zone 1, sedimentation tank cleaned and filter media replaced, 5 year comprehensive tank inspections completed, and endpoint upgrade project is almost one half complete.
- Upcoming: 2/3 Booster valve upgrade

Board Items:

Open House – The District would like to communicate with residents to share information about its operations, upcoming projects, and it's work with IHFPD. It was determined that using several communication methods including email, social media posts, and Board meeting presentations will reach higher numbers of community members. The District will create a series using photos, graphics, and videos to engage interest.

4365 Picutis –Master Plan specs require 6" main line to support fire hydrant pressure and performance which has increased from 4". Discussion about District policy regarding specs and increased cost to homebuilder. The Directors consensus is that any new water connection needs to follow specs laid out by Master Plan.

4471 Parmalee Gulch – Discussion about water use in 2 commercial buildings. Tap allows use in one building. District has received no response to letter sent on 6/22/22. Review with legal and contact customer about possibility of water shut-off for violation.

Rules and Regulations:

Additions to Rules and Regulations initiated by customer questions.

Section 2.3 sentence added to address Property with Standby Tap subdivision.

2.3 Licenses Run with the Land. Subject to exceptions described in these rules and regulations, licenses are appurtenant to licensed premises only and are not separately transferable. *If a licensed premises holds a standby tap and is subdivided into multiple lots, the standby tap must be assigned to one of the subdivided lots, within the boundaries of the original licensed premises, and cannot be assigned to a separate property or lot outside the boundaries of the original licensed premises.* They are not affected by changes in the ownership of the licensed premises. Exceptions include but are not limited to revocations under 2.15 hereof, and reconveyances under 2.18 hereof.

Section 1.2 and 2.20 additions to address access to property:

Section 1.2 - District Access to Water System. As an express condition of customers obtaining water service from the District, the District retains the right to access any portion of the water distribution system to ensure compliance with these Rules and Regulations, District Policy, or to ensure the safe and efficient operation of water service. This right of access includes access onto or across customers' property as needed to access the water distribution system. In normal circumstances, the District will endeavor to provide at least 24 hours prior written notice to a customer before accessing their property; however, the District reserves the right to take emergency actions to repair the water distribution system or to shut-off water, as further set forth in Section 2.20.

Section 2.20 - Emergency Shut-Off. In emergency circumstances, the District may access any customer's property and shut-off water service if the District determines shutting off water is


necessary to protect the integrity of the water distribution system or avoid wasting water. The District will make reasonable efforts to provide notice of any such emergency action, but failure to provide such advanced notice or failing to obtain prior approval from the customer shall not impact the District's ability to take emergency action under this Section 2.20.

Additions were reviewed by Directors, discussion took place, and a motion was made to adopt the additions as presented. Motion was seconded and approved by a vote of 5 – 0.

Next regular Board meeting date 8/18/2022

There being no further business to come before the Board, the meeting was thereupon adjourned at 8:04 pm with a motion made and seconded, passing by a vote of 5 – 0.


Board President 8/18/22
Date

Acting 
Board Secretary 8/18/22
Date

