THREE LAKES WATER ASSOCIATION – BOARD MEETING MINUTES

August 11, 2026

The Three Lakes Water Association Board of Trustees held their August 11, 2026 Board Meeting at 6:00 p.m. in a hybrid setting at the Association office, located at 17503 58th St SE and on audio/video conference. The Association website requests members to inform the Board President, by email (president@3lwa.org), of any comments, questions, or concerns to be discussed at the meeting.

Call to Order

The meeting was called to order at 6:00 pm. by President Lefebure (Chair). A quorum was satisfied by the following Board Trustees in attendance:

Board Member	In Attendance
Steve Lefebure, President	Yes
Joey Martin, VP	Yes
Marek Jedrzejewicz, Recording Secretary	Yes
Steve Campbell, Treasurer	Yes
Heidi Mann, Trustee	No
John Mannix, Trustee	Yes
Stephen Heise	Yes

Guests: Engineer Zack Worley of David Evans and Associates, Inc. (DEA)

Management/Staff: GM Steve Butcher

Association Members: None Present

Board Meeting Materials were made available online and were emailed to the Board on August 4, 2026, containing links to the following documents:

- Current Board Meeting Agenda
- Manager's Report: Summary and Metrics handout
- DEA Report
- Reports of Officers and Committees
- Board Minutes for: previous board meeting
- Monthly Financial Report: Summary of Cash and Investments, Cash Balance Summary (current and past month), Expenses, Payroll.
- Unfinished Business Items: Planned motions for board action and related supporting attachments
- New Business Items: Planned motions for board action and review and related supporting attachments

Association Member Input

- None to report

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Operations and Engineering Update

- Manager Report: Submitted as part of the Board Materials and summarized verbally
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Reports of Officers and Committees

- Officer report details submitted as part of the board materials and approved via Unanimous Consent.
- Financial positions submitted by the GM

Current Financial Information

Cash Out - Operating: $ 47,736

Cash Out - Capital $ 0

Cash Balances

General Funds:	**$ 282,536**
Capital Funds:	**$ 857,340**
Debt Funds	**$ 291,956**
Total Funds	**$1,431,832**

Weighted Avg Int. 2.78%

Motions

Motion #2026.08.01: Motion to approve Agenda Moved by: Lefebure / 2nd: Martin. Result: PASSED (6 in favor, 0 opposed)

Motion #2026.08.02: Motion to approve items on consent agenda: approve July 10 Special meeting minutes, July 14 regular meeting minutes, Pay Bills, Payroll, Capital Spending Payments, Loan Payments Moved by: Jedrzejewicz / 2nd: Lefebure. Result: PASSED (6 in favor, 0 opposed)

Motion #2026.08.03: Motion to approve the plan for conducting the annual member meeting in October 2026 as described in the plan labeled Annual Meeting Plan V 8/11/26 Moved by: Lefebure / 2nd: Mannix. Result: PASSED (6 in favor, 0 opposed)

Motion #2026.08.04: Motion to approve a revised figure for GFC, SFC, and membership share fees as proposed in the document "TLWA_Rate_Increase_Proposal_GFC_SFC_Membership_2026" by the General Manager, set an effective date of 8/15/26, and authorize the Secretary/GM to update

and post the revised Revenue Policy document associated with these charges on the Association website with a notation on changes. Moved by: Lefebure / 2nd: Jedrzejewicz. Result: PASSED (6 in favor, 0 opposed)

Motion #2026.08.05: Motion to approve revisions to the Developer Extension Manual proposed by the General Manager and supporting processes to clarify several areas and refine developer standards and processes as defined in document "DE_Manual_Revised_July2026" and supported by additional documentation in the folder "Developer Extension Update" Moved by: Lefebure / 2nd: Martin. Result: PASSED (6 in favor, 0 opposed)

Motion #2026.08.06: Motion to Reject the proposal from Landmark to offer a lump sum amount for certain rights over a 50 year period as provided in the supplemental documentation. Moved by: Lefebure / 2nd: Martin. Result: PASSED (5 in favor, 0 opposed, 1 abstain)

Motion #2026.08.07: Motion to approve proposal to upgrade El Dorado software to facilitate additional communication options at an increase of a one-time $400 charge and an increase of $400 annually. Moved by: Jedrzejewicz / 2nd: Martin. Result: PASSED (6 in favor, 0 opposed)

Motion #2026.08.08: Motion to adjourn 8:02pm Moved by: Lefebure / 2nd: Jedrzejewicz. Result: PASSED (6 in favor, 0 opposed)