

**31st Annual Vista Bonita Recreation
Association Meeting**



May 10, 2023

Agenda

- Board member introductions – All
- President's report and 2022 accomplishments– Larry Dick
- Treasurer's report and dues increase impact – Michael Warring
- Capital Projects List – Michael Warring
- Lake Ecology Committee Report – Larry Dick
- Legal/Business issues – Lance Smith
- Board member's status – Todd Lund
- Baker Lake Park overview – Shelah Fred
- Website report – Arlyn Atadero
- Community events/needs – Shelah Fred
- Water report & on-going water supply challenges – Larry / Michael
- Wrap up and general questions – Larry Dick

Board Member Introductions

- ❑ Larry Dick – President / Lake Water Fill Manager
- ❑ Michael Warring – Treasurer
- ❑ **(Your name here)- Secretary**
- ❑ Ross Houk - Lake Ecology & Park Grounds Maintenance
- ❑ Shelah Fred - Communications Director, Park
Reservations, July 4th Coordinator
- ❑ Arlyn Atadero - Website Manager
- ❑ John Sheahan - Park Oversight
- ❑ Lance Smith - Business Contracts and Insurance
- ❑ Todd Lund - Trails Adviser
- ❑ Kara Seeber - New on-lake, replacement for Rich Feller

President's Report - Larry

- ❑ With the major pandemic restrictions behind us in 2022, the Board got back to business as usual. Unfortunately, the year was anything but normal. We made improvements to the lake and park with sustaining programs and a few new actions. However, the greatest challenge and largest time consumer was the dire water situation that has evolved over the last couple of years. It is mandating major changes in how we maintain Baker Lake water level. Our water management approach for 2023 will be the last item for discussion at this meeting as it is the largest issue to go over.
- ❑ We were able to deal with some turnover on the Board by finding qualified, willing and able replacement volunteers. Thank you. However, while no Board members term ends this year, there is a growing need for new participants on the Board. Please consider how you may become involved in helping to maintain this great place to live, work and enjoy life.

President's Report continued - Larry

- ❑ Given what we see with the water situation this year, membership and lawn irrigation dues are increasing. The new membership dues are in line with inflation since the last time they were raised and are still quite modest. The result of these changes will be covered in the Treasurer's report and are targeted for Baker Lake water management.
- ❑ Our financial position remains sound with all our obligations budgeted for and covered. However, the fundamental change in managing water for Baker Lake will have a negative effect on us in the short term and the long range.

Accomplishments in 2022 - Larry

- Developed a short-term plan to secure a water supply for Baker Lake
- Did an analysis of future monetary needs and correlated to dues increases
- Secured 5 days of rental water for the final lake fill of the season
- Dredged muck from the cove to improve the boat landing
- Planted two large, donated trees in the park
- Moved the former paper Community Directory to the upgraded VBRA website
- Installed a dog waste cleanup station in the Park
- Had a tremendous volunteer turnout for the annual Park Cleanup Day
- Added a new, secure Dropbox behind the bulletin board in the park
- Added several cleats to the dock for securing water toys and boats
- Held an enhanced July 4th community brunch; Fire truck, Grand Marshal
- Held a community centric car show

Looking Forward for 2023 - Larry

- ❑ With the uncertainty of the water supply issues this year, the Board has decided to pause spending funds on capital projects in order to preserve money that may be needed to purchase water. This is new territory for the Board with a lot of financial unknowns.
- ❑ This will not affect sustaining programs such as:
 - ❑ maintaining the fish population in the lake
 - ❑ continuing the muck mitigation program
 - ❑ maintenance of the park grounds
 - ❑ maintaining the park facilities
 - ❑ water testing for safe swimming conditions
 - ❑ the July 4th community brunch
- ❑ Given the complexity of securing water for the Lake, the Board hopes to draw upon the knowledge and expertise of community members to help us implement a long term solution for maintaining Baker Lake.

Treasurer's Report as of 12/31/2022 – Income (Michael)

Normal Dues including Irrigation	\$ 11,970
Miscellaneous - Transfer Fees, etc.	90
Donations	3,285
Total Income	<hr/> \$ 15,345

Dues were up slightly, miscellaneous income was down (irrigation company refund timing, donations were up).

Overall - down slightly - \$320

Treasurer's Report as of 12/31/2022 - Spending

Park and Entrance Maintenance & Improvements (1)	\$	6,543
Insurance (2)		4,501
Muck Mitigation		2,696
Utilities		1,128
<i>5 days of water "rental"</i>		<i>1,000</i>
Irrigation Fees		900
<i>Web and email (5 years of hosting and domain reg)</i>		<i>875</i>
<i>Office supplies (1,000 of 2 sizes preprinted envelopes)</i>		<i>726</i>
Legal (Easement and property issues)		202
Brunch (includes 3 new canopies)		160
All other		<u>759</u>
	\$	19,490

(1) \$4,500 to dredge park cove, balance is maintenance, additional sand, etc.

(2) Includes regular general liability insurance (\$2,680) plus 2022 Directors and Officers Insurance (\$898) plus all of 2023's Directors and Officers Insurance (\$923)

Treasurer's Report as of May 10, 2023

2023 VBRA Financials at 5/10/2023

Earmarks

	<u>YTD</u>		<u>YTD</u>
Beginning Cash 1/1/2023	\$ 21,077	Lake Ecology Fund	\$ 0
Income:		Maintenance Fund	0
Normal Dues including Irrigation	5,580	Park Upgrade Fund	105
Miscellaneous - Transfer Fees, etc.	595	Rental Water Fund	7,823
Donations	1,508	Entrances Fund	<u>2,467</u>
Total Income	\$ 7,683	Total Earmarks	10,395
		Available	\$14,350
Expenses:			
Lot/Entrance Maint. & Improve.	450		
Insurance	0		
Irrigation Company	900		
PVREA	476		
Postage & Office Supplies	417		
Fisheries	1,505		
All other	<u>308</u>		
Total Expenses	\$ 4,056		

Treasurer's Report – 2023 Dues Increase

Off Lake: was \$45.00 annually, will now be \$60.00 annually

On Lake: was \$90.00 annually, will now be \$120.00 annually

Irrigation: was \$90.00 annually, will now be \$200.00 per season

Dues NOT collected based on inflation
(does not include irrigation)

Year	Dues Charged	Inflation adjusted Dues	Extended Dues Charged	Extended Inflation adjusted Dues	Loss in Purchasing Power
2012	\$45/\$90	\$45.00/\$90.00	\$ 9,855.00	\$ 9,855.00	\$ -
2013	\$45/\$90	\$45.61/\$91.22	\$ 9,855.00	\$ 9,988.59	\$ 133.59
2014	\$45/\$90	\$46.58/\$93.16	\$ 9,855.00	\$ 10,201.02	\$ 346.02
2015	\$45/\$90	\$46.56/\$93.12	\$ 9,855.00	\$ 10,196.64	\$ 341.64
2016	\$45/\$90	\$47.04/\$94.08	\$ 9,855.00	\$ 10,301.76	\$ 446.76
2017	\$45/\$90	\$47.92/\$95.84	\$ 9,855.00	\$ 10,494.48	\$ 639.48
2018	\$45/\$90	\$49.26/\$98.52	\$ 9,855.00	\$ 10,787.94	\$ 932.94
2019	\$45/\$90	\$50.15/\$100.30	\$ 9,855.00	\$ 10,982.85	\$ 1,127.85
2020	\$45/\$90	\$50.20/\$100.40	\$ 9,855.00	\$ 10,993.80	\$ 1,138.80
2021	\$45/\$90	\$52.71/\$105.42	\$ 9,855.00	\$ 11,543.49	\$ 1,688.49
2022	\$45/\$90	\$57.23/\$114.46	\$ 9,855.00	\$ 12,533.37	\$ 2,678.37
est 2023	\$45/\$90	\$58.12/\$116.24	\$ 9,855.00	\$ 12,728.28	\$ 2,873.28
			\$ 118,260.00	\$ 130,607.22	\$ 12,347.22

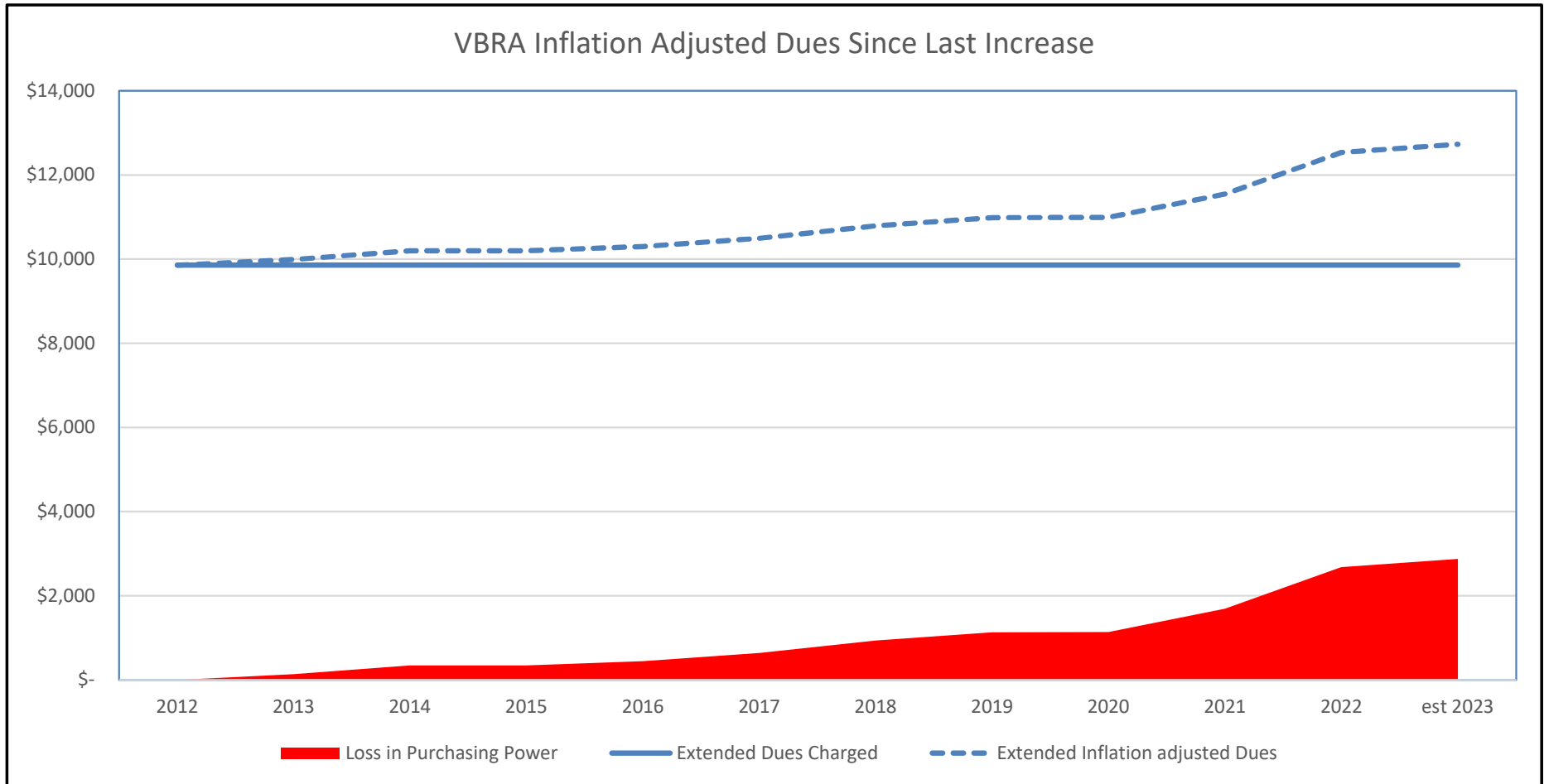
2023

\$60/\$120

\$

13,140.00

Treasurer's Report – 2023 Dues Increase



ALL irrigation dues will be applied towards the cost of accessing rental water first, followed by muck mitigation programs, water testing, and lake health programs.

Vista Bonita Recreation Association - Capital Projects List

	12/31/22	2023	2024	2025	2026	2027
Beginning Cash Balance	\$ 25,222	\$ 21,077	\$ 17,443	\$ 18,043	\$ 19,143	\$ 20,743
Dues (1)	11,970	17,340	18,200	19,100	20,100	21,100
Donations - RENTAL WATER	-	-	-	-	-	-
Donations - Lake Ecology	1,505	800	800	800	800	800
Donations - Maintenance	1,040	500	500	500	500	500
Donations - Park	433	500	500	500	500	500
Donations - Entrances/Other	307	500	500	500	500	500
Transfer fees/Web Ads/Misc.	90	500	500	500	500	500
Revenue	15,345	20,140	21,000	21,900	22,900	23,900
Non-earmark expenses (2)	(9,291)	(8,000)	(8,200)	(8,400)	(8,700)	(9,000)
RENTAL WATER	(1,000)	(7,000)	(7,000)	(7,000)	(7,000)	(7,000)
Non-project earmark spending (2)	(4,699)	(5,000)	(5,200)	(5,400)	(5,600)	(5,800)
Normal Expenses	(14,990)	(20,000)	(20,400)	(20,800)	(21,300)	(21,800)
Unspent Earmarks	(2,774)					
Available after expenses and earmarks	\$ 22,803	\$ 21,217	\$ 18,043	\$ 19,143	\$ 20,743	\$ 22,843
Capital Project Spending						
Dredge Park Cove	(4,500)					\$ (4,500)
Entrance repairs & maintenance		\$ (2,774)				
Park Improvements & Repairs (trees)		\$ (1,000)				
Other - TBD						
Total Capital Spending	\$ (4,500)	\$ (3,774)	\$ -	\$ -	\$ -	\$ (4,500)
Available Cash Balance	\$ 18,303	\$ 17,443	\$ 18,043	\$ 19,143	\$ 20,743	\$ 18,343
Desired Reserve:	\$ 6,000	okay	okay	okay	okay	okay

- 1 DUES - 5% annual increase...could be just irrigation dues increase
- 2 3% annual cost increase beginning in 2024

Lake Ecology Report – Larry

- ❑ Using CSU’s testing services, we tested water three times in 2022.
 - ❑ Two of the tests are for chemical content used to determine domestic drinking water guidelines.
 - ❑ The first test was based on samples taken on 5/12/2022 BEFORE we first added water to the lake
 - ❑ The second test was based on samples taken on 7/8/2022 after the lake was filled
 - ❑ The third test was based on samples also taken on 7/8/2023 and testing for E. Coli and Fecal Coliform (swimming and recreational guidelines) in three locations – the cove, the park and the Trails beach.

Lake Ecology Report – Results of 5/12/2022

Domestic Water Tests

DOMESTIC WATER ANALYSIS

LAB Sample ID: 2022W113

Source:: Well

Date Received: 5/12/2022

Date Reported: 6/9/2022

CUSTOMER Sample ID: Park

Water Parameters	Results	Drinking Water Guidelines
Electric Conductivity (EC) mmhos/cm	1.98	N/A
pH	7.99	6.5 to 8.5
	mg/L	mg/L
Calcium	156.1	N/A
Magnesium	9.55	N/A
Sodium	66.74	N/A
Potassium	7.88	N/A
Carbonate	0.00	N/A
Bicarbonate	176.20	N/A
Sulfate	0.23	≤250
Nitrate	<0.001	≤44.3
Nitrate-Nitrogen	<0.001	≤10
Nitrite	<0.001	<1
Nitrite-Nitrogen	<0.001	
Total Alkalinity		
as CaCO ₃	144.4	≤300
Total Hardness		
as CaCO ₃	389.8	≤120
Total Dissolved Solids		
	1236.0	<500

Water Parameters	Results	Drinking Water Guidelines
	mg/L	mg/L
Phosphorus	<0.001	N/A
Iron	<0.001	≤0.3
Manganese	<0.001	≤0.05
Zinc	<0.001	≤5.0
Copper	<0.005	≤1.3
Boron	0.292	≤2.4
Aluminum	<0.001	<0.2
Arsenic	<0.001	≤0.01
Barium	0.144	≤2.0
Cadmium	<0.001	≤0.005
Chromium	<0.001	≤0.1
Fluoride	0.168	≤4.0
Lead	0.027	<0.15
Mercury	0.048	≤0.002
Molybdenum	<0.001	≤0.07
Nickel	<0.001	≤0.02
Selenium	<0.001	≤0.05
Ammonium	*	N/A

* Not requested

Lake Ecology Report – Results of 7/8/2022

Domestic Water Tests

DOMESTIC WATER ANALYSIS

LAB Sample ID: 2022W237

Source: Surface - Lake Water

Date Received: 7/8/2022

Date Reported: 7/28/2022

CUSTOMER Sample ID: BLP

Water Parameters	Results	Drinking Water Guidelines
Electric Conductivity (EC) mmhos/cm	1.29	N/A
pH	7.95	6.5 to 8.5
	mg/L	mg/L
Calcium	90.43	N/A
Magnesium	4.954	N/A
Sodium	33.1	N/A
Potassium	1.604	N/A
Carbonate	0.00	N/A
Bicarbonate	141.21	N/A
Sulfate	389.7	≤250
Nitrate	<0.001	≤44.3
Nitrate-Nitrogen	<0.001	≤10
Nitrite	<0.001	<1
Nitrite-Nitrogen	<0.001	
Total Alkalinity		
as CaCO ₃	2.3	≤300
Total Hardness		
as CaCO ₃	223	≤120
Total Dissolved Solids		
	809	<500

Water Parameters	Results	Drinking Water Guidelines
	mg/L	mg/L
Phosphorus	0.514	N/A
Iron	<0.001	≤0.3
Manganese	0.008	≤0.05
Zinc	<0.001	≤5.0
Copper	0.002	≤1.3
Boron	*	≤2.4
Aluminum	*	<0.2
Arsenic	*	≤0.01
Barium	*	≤2.0
Cadmium	*	≤0.005
Chromium	*	≤0.1
Fluoride	*	≤4.0
Lead	*	<0.15
Mercury	*	≤0.002
Molybdenum	*	≤0.07
Nickel	*	≤0.02
Selenium	*	≤0.05
Ammonium	*	N/A

* Not requested

Lake Ecology Report – Results of 7/8/2022

Domestic Water Tests – Result Comments

This water is considered objectionable because it does not meet the SMCL of 250 mg/L for sulfate. Water with sulfate in excess of the SMCL may have a salty taste. Sulfate concentrations greater than 1000 mg/L may have a laxative effect.

This water is considered objectionable because it does not meet the upper limit guideline of 120 mg/L for hardness. Calcium and magnesium are the primary components of water hardness and are essential nutrients. High water hardness can result in scaling of bathtubs, water heaters, pipes, and other plumbing fixtures as well as soap not lathering well

This water is considered objectionable because it does not meet the SMCL of 500 mg/L for TDS. High dissolved solids can leave deposits on glasses and fixtures, cause staining or give water an undesirable taste.

Lake Ecology Report – Results of 7/8/2022 E.Coli and Fecal Coliform –SAFE FOR SWIMMING

LABORATORY RESULTS REPORT

Project Overview:

Sample(s) were submitted to Environmental Quality Laboratory for analyses on July-11-2022. We performed the following tests: Total E.coli Count SM: 9222-D, 9222-G, 21st Ed (Num. of samples 3); Total Fecal Coliform SM: 9222-D, 9222-G, 21st Ed (Num. of samples 3).

Project Sample Results

Project Number: 22-162P

EQL ID	Client ID	Site Name	Samp Type
22-366		Cove	Lake

Test Performed	Results
Total E.coli Count	18 per 100 mL
Total Fecal Coliform	20 per 100 mL

EQL ID	Client ID	Site Name	Samp Type
22-367		BLP	Lake

Test Performed	Results
Total E.coli Count	31 per 100 mL
Total Fecal Coliform	33 per 100 mL

EQL ID	Client ID	Site Name	Samp Type
22-368		Trail Beach	Lake

Test Performed	Results
Total E.coli Count	20 per 100 mL
Total Fecal Coliform	25 per 100 mL

Project QA/QC Report

EQL ID	Collected	Received	BY	Run	BY	Reported	BY	Samp. Cond.	Samp. Pres
22-366	7/8/2022	7/11/2022 10:59:00 AM	DAR	7/11/2022	DAR	7/12/2022 11:00:00 AM	DAR	Good	4C
22-367	7/8/2022	7/11/2022 10:59:00 AM	DAR	7/11/2022	DAR	7/12/2022 11:00:00 AM	DAR	Good	4C
22-368	7/8/2022	7/11/2022 10:59:00 AM	DAR	7/11/2022	DAR	7/12/2022 11:00:00 AM	DAR	Good	4C

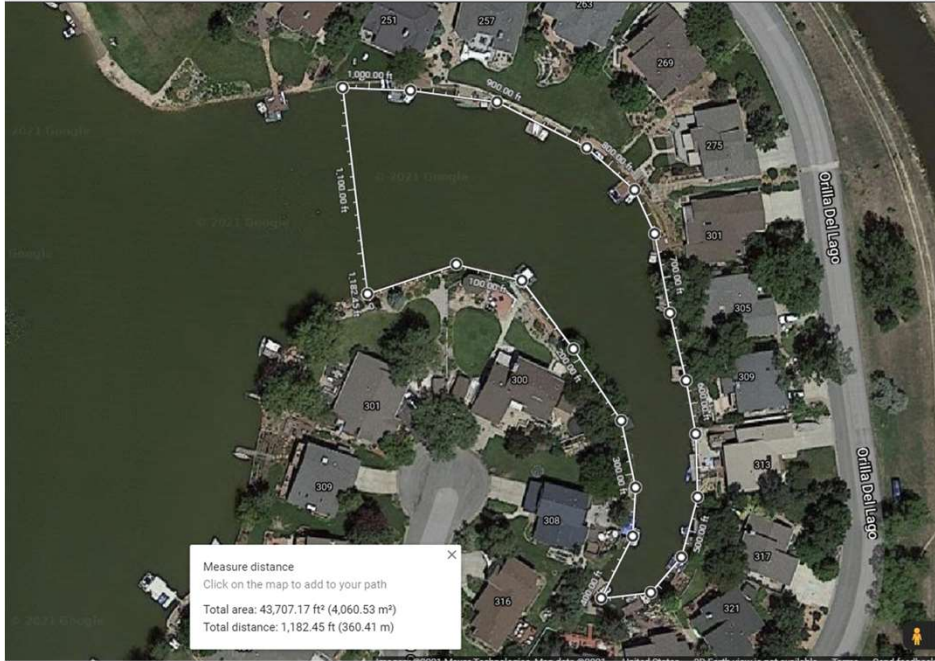
Project Conclusions:

The State standard for swimming lakes is <235 E. coli / 100 mL

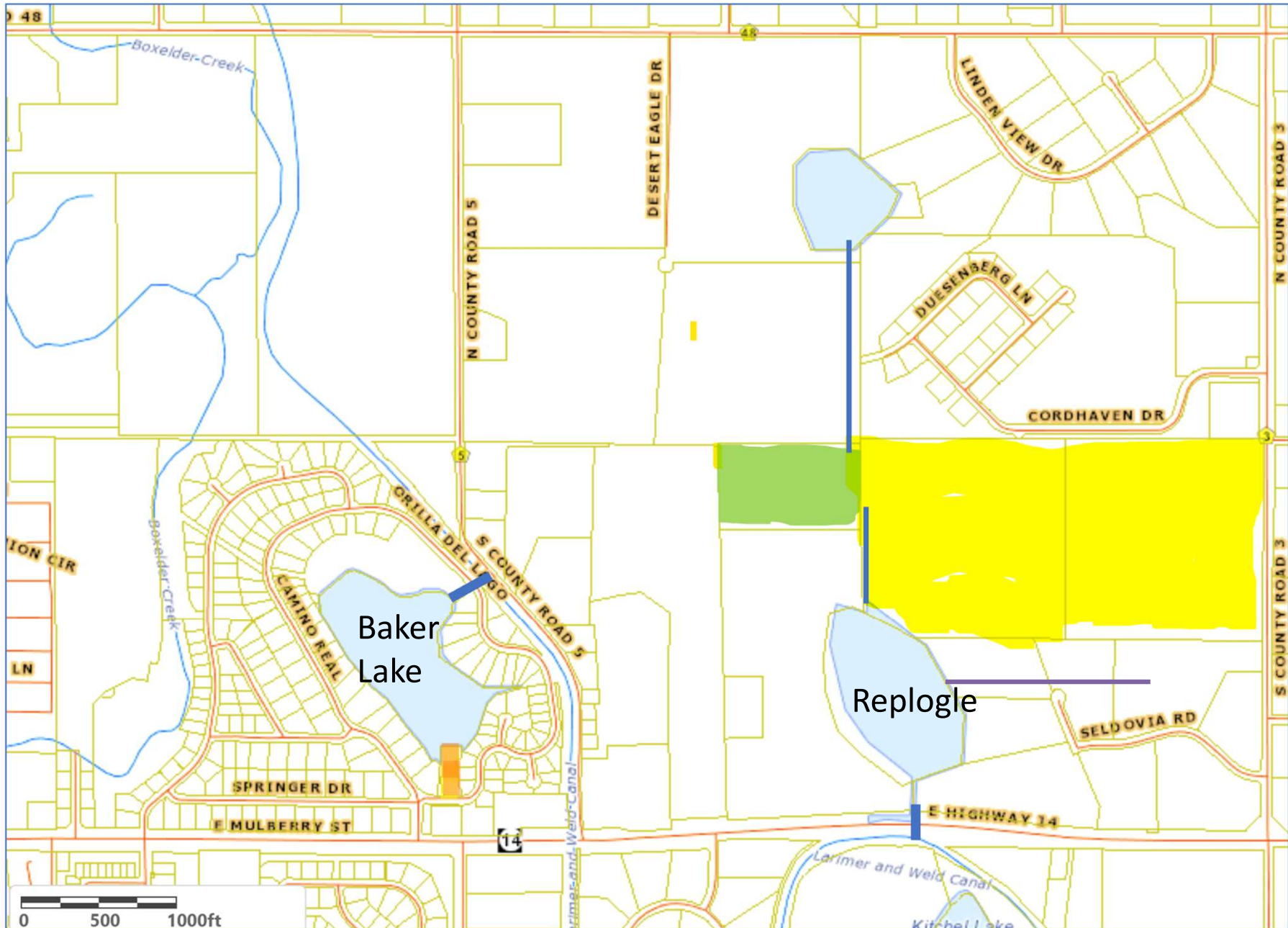
Lake Ecology Report - continued

- ❑ We did not do any stocking in 2022.
 - ❑ Our normal suppliers were no longer available
 - ❑ It was too late in the season by time we identified alternate sources
- ❑ We continued the 'muck' mitigation program in started in 2020, using pellets that are dispersed several times over the season in three locations – the cove, the Main Baker Lake Park cove and the Trails beach/dock area. Each area is between one to two acres.
 - ❑ The primary treatment used is Airmax[®] MuckAway[™] TL (formerly Pond Logic[®]).
 - ❑ Muck away is a pellet about the size of a quarter containing natural beneficial bacteria to aid in the muck decomposition.
 - ❑ The pellets are environmentally neutral other than consumption/conversion of bottom sediment ('muck').
 - ❑ We measured bottom muck before the first dispersion and again a month after the last dispersion
 - ❑ Results are positive, though vary throughout each location, with anywhere between a 25% to 90% decrease in muck depth

Lake Ecology Report - continued



Legal/Business Issues – Overview of Assets - Lance

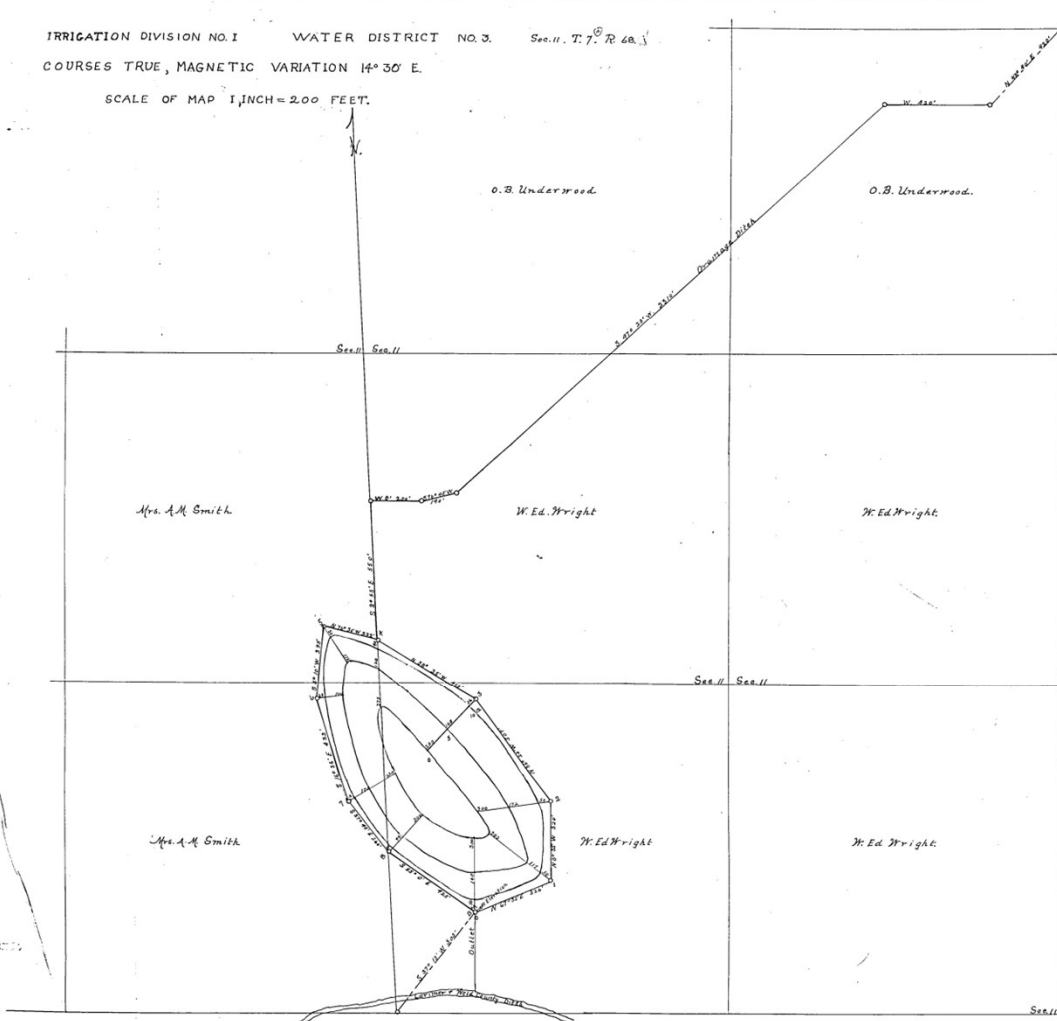


Legal/Business Issues – Historical References to Assets - Lance

MAP OF THE REPIOGLE RESERVOIR, LARIMER COUNTY COLORADO.

IRRIGATION DIVISION NO. 1 WATER DISTRICT NO. 3 Sec. 11, T. 7, R. 68, S.
COURSES TRUE, MAGNETIC VARIATION 14° 30' E.

SCALE OF MAP 1 INCH = 200 FEET.



Know all men by these presents, that the undersigned has caused to be located a reservoir to be known as the Repiogle Reservoir, the water being the said Repiogle whose address is St. Charles, Colorado.
These several statements relative thereto and filed in compliance with the laws of the State of Colorado. The accompanying map which shows the location of the said reservoir forms a part of the filing and is hereby made a part of and that the same are true to the best of my knowledge and belief.
Subscribed and sworn to before me this 11th day of January A.D. 1907.
My commission expires August 1908 Henry Taylor

The following table gives the areas and capacities for each set in depth from the bottom of the outlet lake up to and including the high water line.

Depth in feet	Area		Capacity	
	Square feet	Cubic feet	Cubic feet	High water line
0	70,920	122,222	17,626,222	21,222,222
1	122,222	212,222	21,222,222	21,222,222
2	122,222	212,222	21,222,222	21,222,222
3	122,222	212,222	21,222,222	21,222,222
4	122,222	212,222	21,222,222	21,222,222
5	122,222	212,222	21,222,222	21,222,222

Total capacity of said reservoir is 4,222,222 cubic feet for which claim is hereby made for irrigation purposes.

The source of supply of said reservoir is from the natural flow and seepage of The Larimer County Ditch, (Cedar Grove Road)

The estimated cost is \$500.00
The work was commenced by survey September 22, 1906

State of Colorado } ss
County of Larimer }
I, Henry Taylor, Surveyor, being duly sworn, depose and say that the survey of the same was made by him and the map thereon made under his instructions, and that such survey is accurately represented upon this map; that he has read the statements thereon, and that the same are true to the best of his knowledge and belief.

STATE OF COLORADO } ss
County of Larimer }
I, E.A. Harmore, being duly sworn on his oath, depose and say that the survey of the same was made by him and the map thereon made under his instructions, and that such survey is accurately represented upon this map; that he has read the statements thereon, and that the same are true to the best of his own knowledge.
Subscribed and sworn to before me this 18th day of March A.D. 1907.
My commission expires Feb 19 1911
John G. Warner
Deputy

Subscribed and sworn to before me this 19th day of April A.D. 1907.
My commission expires Aug 14 1908
John G. Warner
Deputy

STATE OF COLORADO } ss
County of Denver }
I hereby certify that this map and statement have been examined and approved by me as agreeing with the statutes of the State of Colorado and the regulations of this office and was accepted for filing on the second day of April A.D. 1907.
John G. Warner
Deputy

STATE OF COLORADO } ss
County of Larimer }
I hereby certify that this map and statement have been examined and approved by me as agreeing with the statutes of the State of Colorado and the regulations of this office and was accepted for filing on the second day of April A.D. 1907.
John G. Warner
Deputy

Legal/Business Issues – Historical References to Assets - Lance

Map
of the

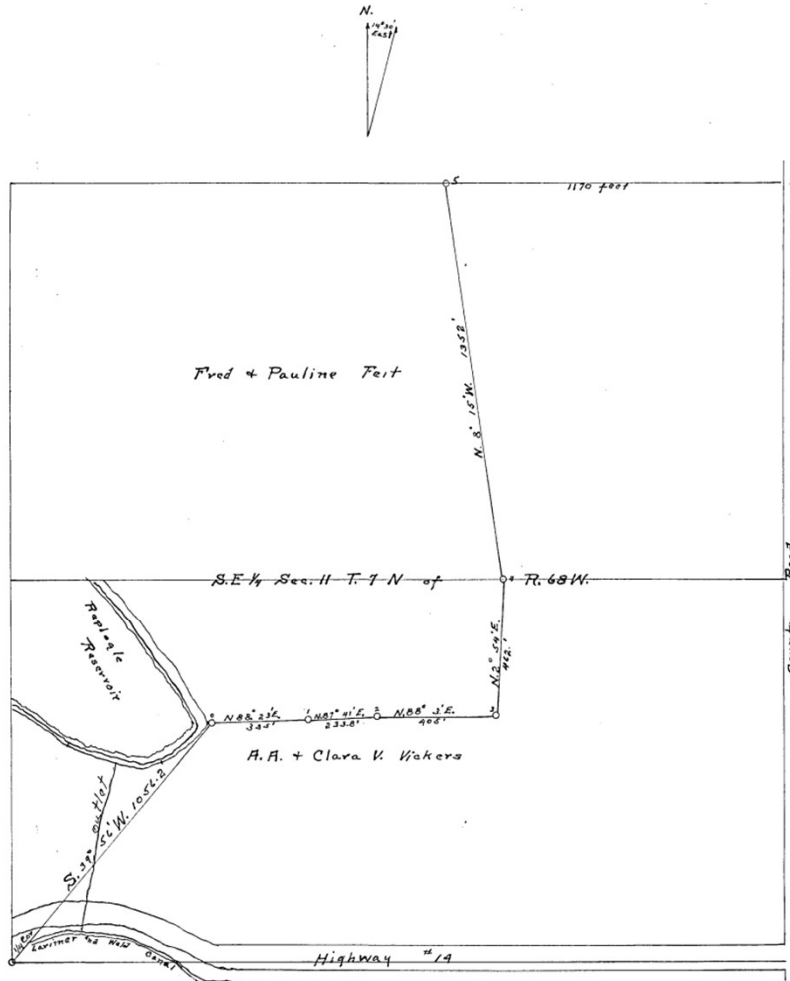
FRASER DRAIN

IRRIGATION DIVISION No. 1 WATER DISTRICT No. 3

Scale 1" = 200'

magnetic N. 10°30'E

Statement of claim



Know all men by these presents: That the under signed Alice S. Fisher claimant, whose postoffice address is Fort Collins, Colorado, has caused to be located the Fraser Drain as hereinafter mentioned, has made these several statements relative thereto, and filed the same in compliance with the laws of the State of Colorado. The accompanying map shows the location of said drain and forms a part of this filing

- First: The outlet is located at a point on the high water line of the Reptyle Reservoir from whence the $\frac{1}{4}$ corner on the south line of Section No. 11 Township No. 7 North of Range No. 68 West of 6th P.M. Larimer County Colorado, bears S.39°51'W a distance of 1021.3 feet
- Second: The Fraser Drain is a 10 inch tile of sufficient depth in the ground to collect the surplus water in the soil through which it is placed. The grade of said tile is 2.5 feet per 1000 feet. The length of said tile is 3787.8 feet
- Third: The carrying capacity of said 10" tile is 1003 cubic feet per second of time for which claim is hereby made for irrigation purposes.
- Fourth: Work was commenced by survey for filing on the 1st day of March 1953.
- Fifth: The water from the Fraser Drain is used by exchange with the Larimer to Weld Canal.
- Sixth: The Fraser Drain is located in the Cache La Poudre drainage.

Alice S. Fisher
Claimant

STATE of COLORADO } s.s.
COUNTY of LARIMER }

W. J. McAnelly being duly sworn on his oath, deposes and says that he is the engineer of the Fraser Drain; that the map thereof were made by him and that such survey is accurately represented upon this map; that he has read the statements thereon, and that the same are true of his own knowledge.

W. J. McAnelly
Engineer

Subscribed and sworn to before me this 11th day of March A.D. 1953.
my Commission expires November 17, 1955

Allen M. Morrison
Notary Public

Accepted for filing in the office of the State Engineer of Colorado on the 19th day of March 1953

W. G. Stinson
State Engineer
By C. C. Amall
County

Legal/Business Issues - Lance

- ❑ Weld County Water project – on hold for this summer – review map
- ❑ In 1992 the Association was deeded ownership of tile drains and water collection system North and East of Replogle.
(see map 2/3)
- ❑ Articles/By-laws regarding the disposing of assets (Water Rights / Replogle Lake / Park lot)
 - ❑ Strictly speaking, the disposing, conveying, selling, leasing, or dedicating of any asset owned by the Association requires “assent of ninety percent (90%) of all Members of the association.”
 - ❑ Not an easy threshold to attain.

Legal/Business Issues - continued

- ❑ Bylaws state that the Board *“shall maintain the property and water rights and make repairs and replacements as may be required to keep the same in a good state of condition and repair.”*
- ❑ Articles/By-Laws concerning the acquiring of assets (future water shares) is spelled out in line Q of the bylaws and grants the board complete discretion and ability to acquire (by gift, purchase, or otherwise) property and water rights pertaining to the association.
- ❑ So, it’s much easier for the Association to get into new projects than to get out of them.

Board Member's Status – Todd

- There are no Board replacements this year
- There have been 43 different Directors in the 31 years that we've existed
- In the last 12 or so months, two Directors have resigned mid-term, resulting in our recruiting replacements – of which I am one!
- The longest serving current Director is entering his 24th year
- 6 of us up here will complete our current terms by this time next year
- We always need new Directors and volunteers from the community – we may need up to six new Directors next year.**
- The commitments are easy, as it turns out...
 - There are maybe 6 or 7 meetings a year, lasting about 2 hours each
 - Each Director should serve as the point person in some area
 - Some roles are specific to the Board, with defined tasks – President, Vice President and Treasurer for instance
 - Other roles lend themselves to additional volunteer community involvement and assistance – Lake Ecology for instance
 - Some tasks are shared, with a point person – the neighborhood brunch, clean up day, the car show
 - We ask that Directors commit to a three-year term

Board Member's Status – Todd

Names	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25
Michael Warring																										
Larry Dick																										
Ross Houk																										
Shelah Fred																										
Lance Smith																										
Rich Feller																										
Kevin Seely																										
Arlyn Atadero																										
John Sheahan																										
Todd Lund																										
Kara Seeber																										
Total Directors	7	7	7	7	7	7	7	7	7	7	8	7	7	7	9	9	9	7	7	5	5	7	7	9	9	9

Baker Lake Park Overview – Shelah

- ❑ We are seeing more vandalism at the park and need help in policing it
 - ❑ Rocks from the shoreline are always being tossed into the lake, creating risks to swimmers and exposing the shoreline to erosion
 - ❑ Signage is being damaged – a “thin ice” sign was broken off, leaving a very dangerous post sticking up out of the ground
 - ❑ The goose fencing is being damaged regularly
 - ❑ The dock broom to clean up the goose dung regularly goes missing
 - ❑ The locks on the shed get tampered with
 - ❑ The toys in the play area “walk off”
 - ❑ The porta-potty is “misused”, creating a real mess to be serviced
- ❑ Policing is as simple as taking pictures, calling the sheriff and calling out bad behavior when you see it. Every member should help with policing – not just Board members – its OUR neighborhood and OUR property.

Baker Lake Park Overview – Continued

- Anyone can:
 - Help keep the goose fence in place
 - Report damaged property and vandalism
 - Help clean up – there’s no garbage service at the park, folks should pack out whatever they pack in
 - Use the dog waste bags, they are right there at the sign
 - PICK UP COTTONWOOD PODS THAT HAVE DROPPED FROM THE TREES BEFORE THEY “EXPLODE” and become free floating cottonwood
- Other:
 - We are rethinking the porta-potty: it is quite expensive (\$100+ per month) and invites use/abuse from nonmembers. All for?
 - There is a drop box behind the sign at the park for dues (save a stamp!) and messages you might want to leave
 - Over time, we anticipate thinning out the cottonwoods, as they draw an incredible amount of water and are messy year round

Web Page Report

- Sign-in Page by Invitation
- Directory Integration
- When Directory is Publish – Submit Changes as Needed

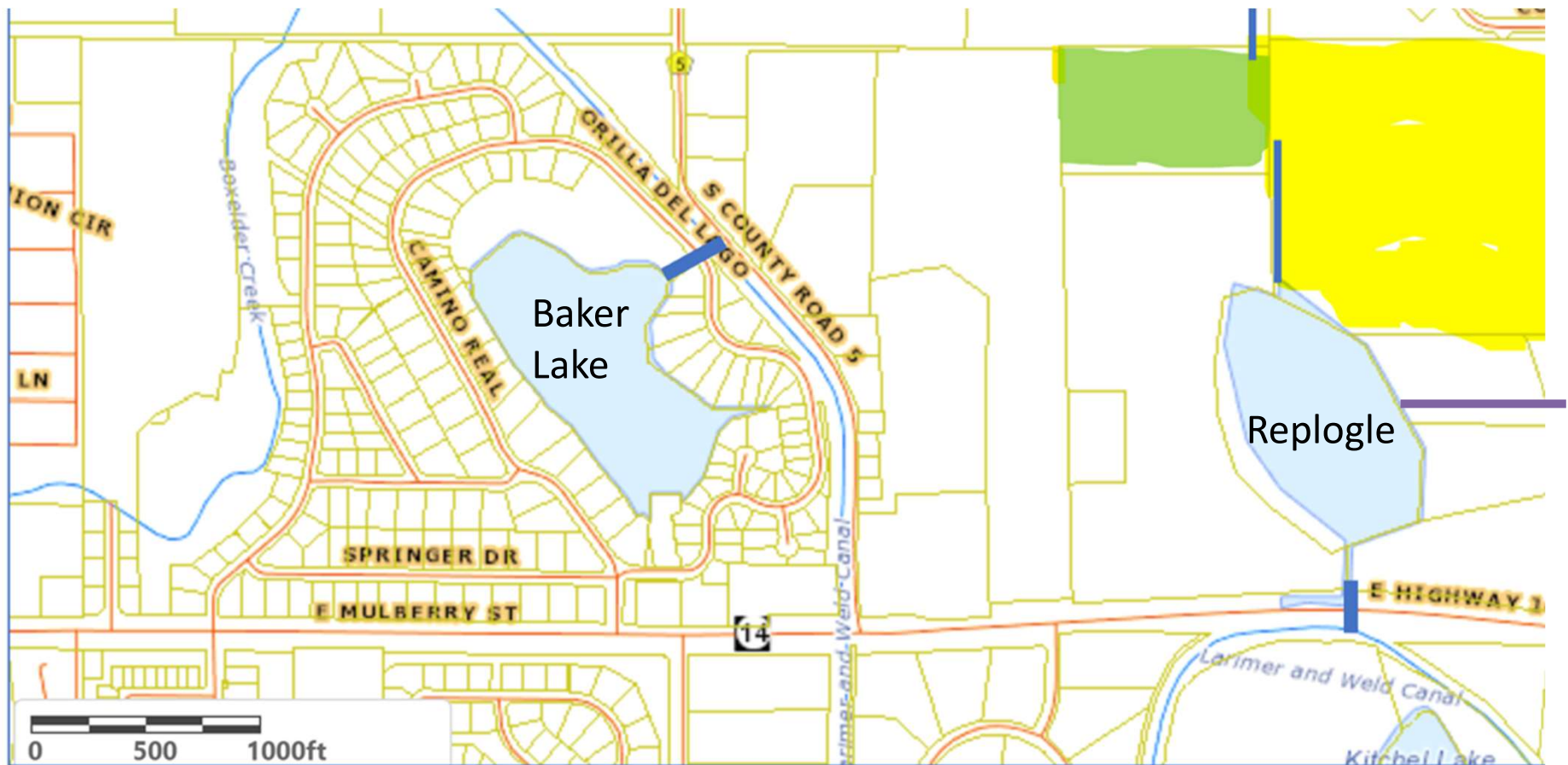
Community Events / Needs - Shelah

- July 4th Picnic and Parade
 - The 4th of July is just around the corner.
 - We are looking for volunteers to help make it a spectacular community celebration.
 - If you are interested in volunteering, please contact Shelah Fred at 970-817-2220.
- Neighborhood Links
 - Community group that welcomes new residents to the neighborhood
 - We are looking for someone who can lead the group.
 - We already have many volunteers to do the hands-on / day to day work.
 - Need someone who can organize the volunteers and lead meetings.
- VBRA sponsored events to foster community involvement and enjoyment, such as the Car Show. **Second Annual Car Show on July 3**

Water Report - Larry

Where/how we get water:

- We own one share of Larimer & Weld Ditch Co. water and one share of Windsor Reservoir water.
- Used Replogle to “swap” water with the Ditch Company

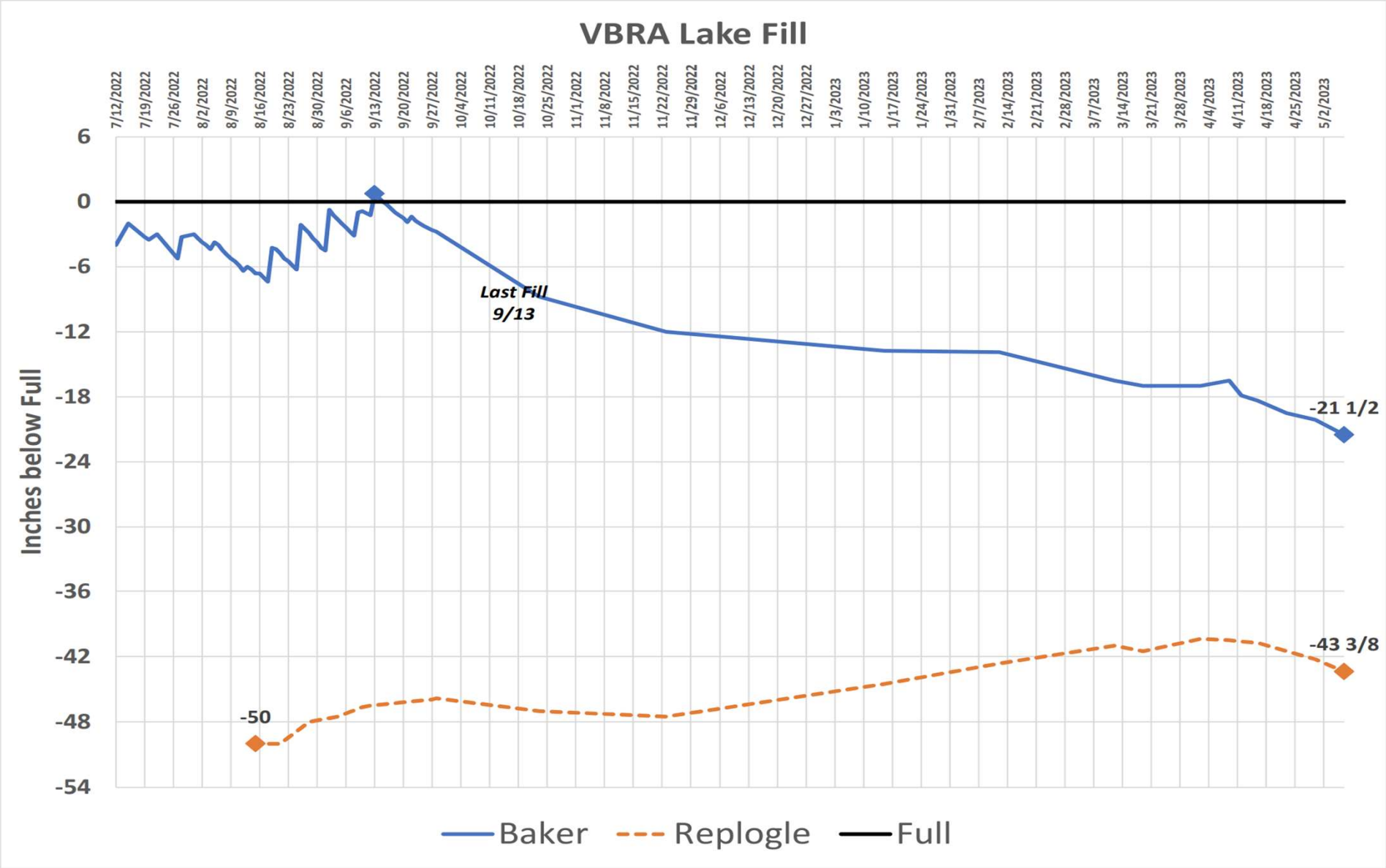


Water Report - Continued

Baker Lake Fill Record for 2022:

- ❑ The Lake began the season down 28", substantially lower than previous years.
- ❑ The first fill was on **May 10th**. For 2022, our water share only allowed a weir setting of 2.6 compared to roughly an 8-9 setting from previous years. Yearly water allocation is set by the Ditch Co. and affects how much volume we receive.
- ❑ For the first run we decided to use Replogle swap water knowing that it will impact the reservoirs ability to recover. The first fill used 34" of Replogle water. We did not use Replogle again for the remainder of the season.
- ❑ Replogle went from 17" down at the start of the season to 51" down after the 1st fill. As of today, it is currently down 41".
- ❑ Over the course of the season we added water to Baker Lake 10 times, for a total of **52"** of water using our water shares, swap water and purchased rental water.
- ❑ The last fill from our water share allocation was early September. We then purchased 5 days of Rental water for \$1000 from the Ditch Co. and were able to bring Baker Lake to the full mark on **Sept. 12th**, which was the last water run.
- ❑ Starting in July, weekly lake level readings were taken to establish a baseline of water requirements for future planning purposes.

Water Report - Continued



Water Report - Continued



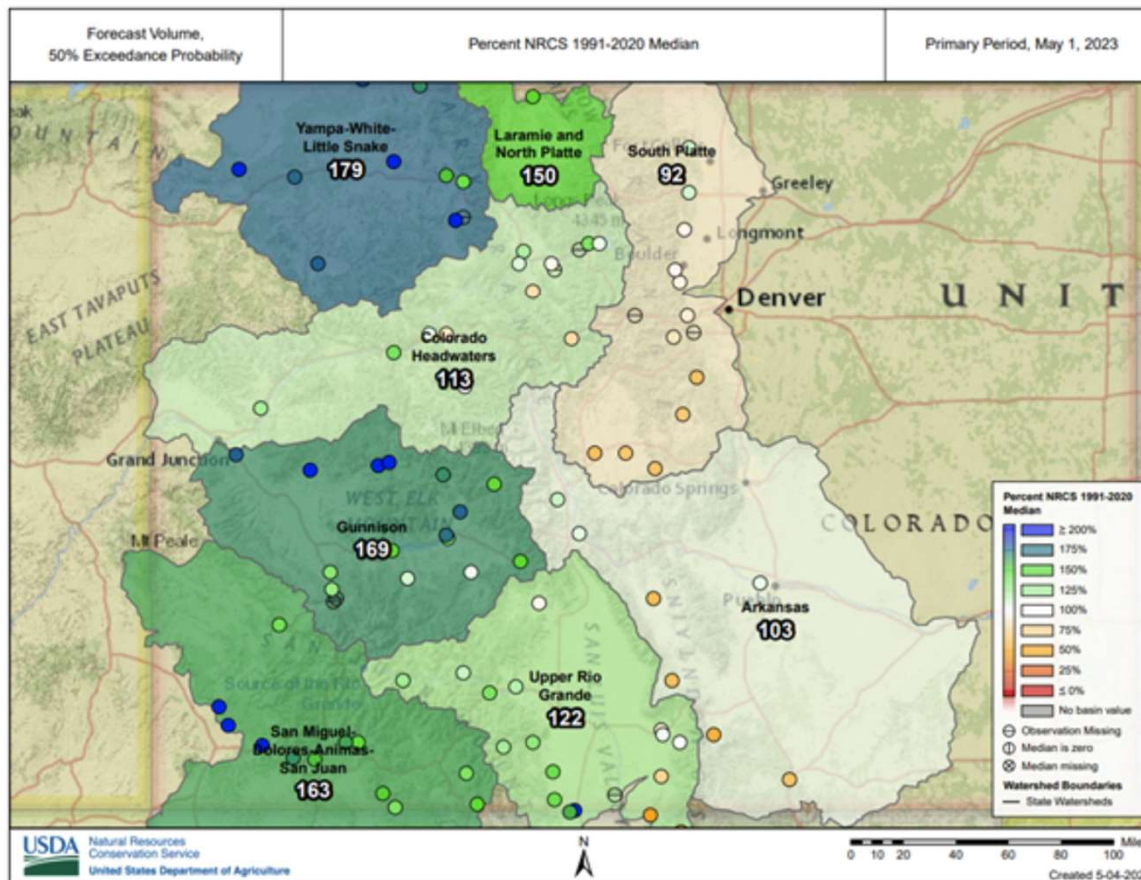
**Replogle before
2022 draw down**

**Replogle AFTER
2022 draw down**

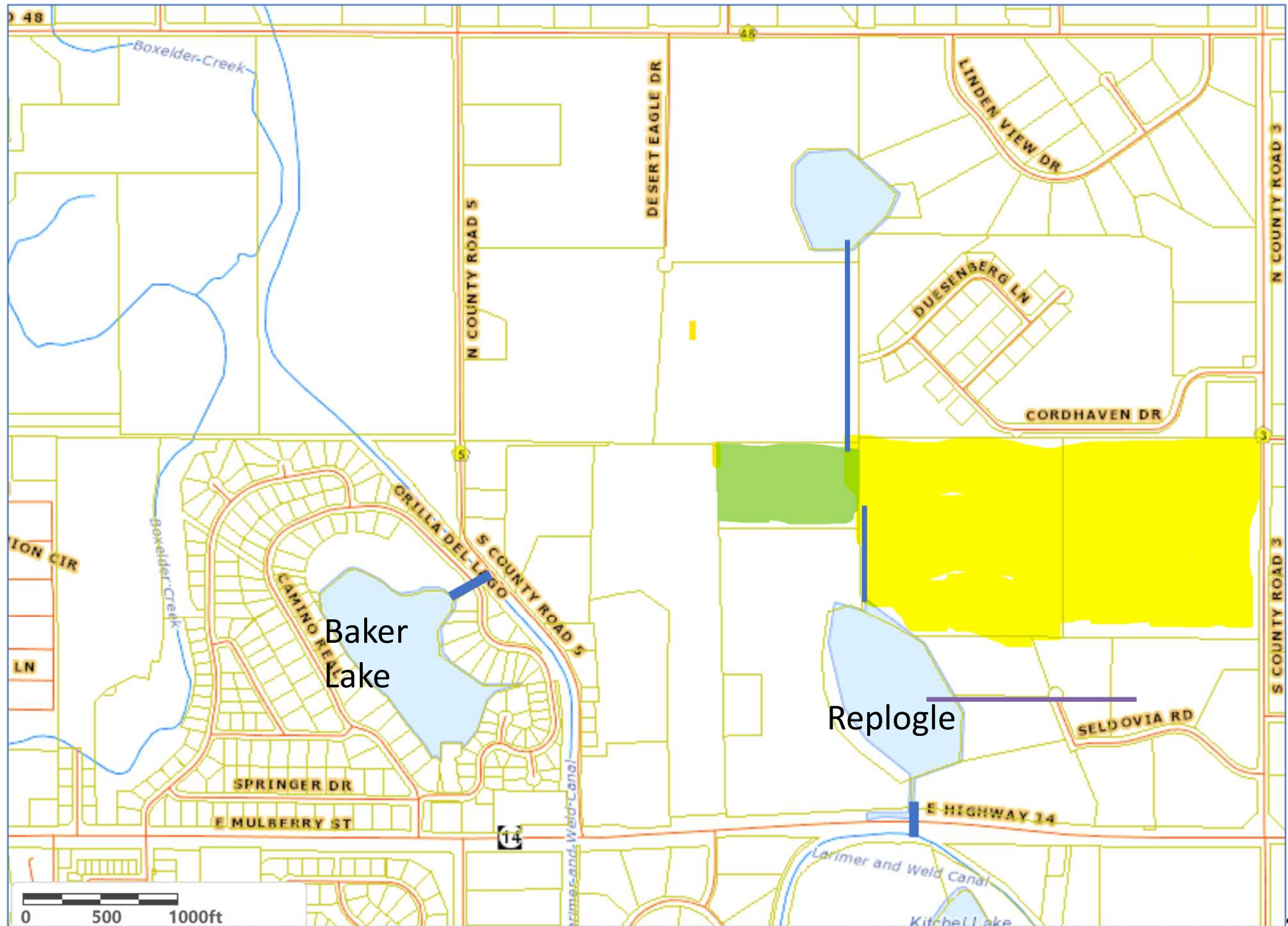


Future Water Supply Plans – 5/4 State Report

entire state. NRCS Hydrologist Karl Wetlaufer commented “Peak snowpack and streamflow forecasts for the full April-July runoff period vary widely across the state this year. While much of Western Colorado should expect a continuing trend of above normal streamflow, much of the Arkansas and South Platte basins are forecasted for well below normal seasonal runoff volumes.” Portions of the Colorado River headwaters and portions of the Rio Grande River basins are also anticipated to have below normal streamflow over the coming month.



Future Water Supply Plans



Future Water Supply Plans - Larry

- ❑ ***We are facing a water supply crisis to manage Baker Lake***
 - ❑ Replogle no longer receives irrigation runoff.
 - ❑ Two properties that were major sources of irrigation runoff to Replogle no longer have water attached to them – the water rights were sold off.
 - ❑ Upstream dredging has affected a small amount of Replogle refill water that came from a third property to the north east of Replogle.
 - ❑ ***Bottom line - we cannot rely on Replogle as a source of swap water.***
- ❑ Michael and I met with the Colorado Division of Water Resources.
- ❑ Securing a new source of water is very complicated and expensive for a very scarce resource.
- ❑ Water conservation best practices must be followed starting now. We will put together and distribute a “best practices” document soon.
- ❑ Whether to regulate homeowners drawing water for irrigation purposes may be a consideration in the future – conservation, time restrictions, number of days, etc.
- ❑ The Board’s short-term plan is to purchase rental water when and if it becomes available to supplement our water shares.
- ❑ **Members should anticipate that Baker Lake levels will fluctuate quite a bit compared to past years and will likely be lower than we are all used to.**

Future Water Supply Plans - Continued

- ❑ Based on historical data, we will need to add between 48” and 55” of water to Baker Lake during a typical summer season.
 - ❑ In addition to our water shares, we will need at least 30-35 days of rental water estimated to cost between \$4,500 and \$10,500, depending on rental water availability and pricing (\$150 - \$300 per day, historically).
 - ❑ ***We are assuming 35 days at \$200 per day, the rate we paid in 2022, or \$7,000 for this year.***
 - ❑ The number of days needed is based on:
 - ❑ water lost to evaporation
 - ❑ water used in irrigation
 - ❑ The estimates of days needed is based on:
 - ❑ water level measurements we’ve taken over time
 - ❑ historical share allocations we’ve received, which vary every year
 - ❑ discussions with ditch company personnel

Future Water Supply Plans - Continued

- ❑ For the long term, in order to have sufficient water for Baker Lake, we need to purchase more water shares.
 - ❑ They are extremely scarce and extremely expensive.
 - ❑ Based on 2022 prices, we would have needed approximately \$1.5M total for the river and reservoir shares required for a complete first fill and subsequent maintenance level near full, based on a typical water availability year.
- ❑ To meet our long-term water needs, we will need input and involvement from the VB community to keep Baker Lake the center piece of our neighborhood.
 - ❑ Communications are a challenge – a grass roots advocacy effort would help
 - ❑ Divesting assets is our only real opportunity to raise sufficient funds
 - ❑ Replogle and the related drainage tiles lines and easements are about all we have to sell
 - ❑ We need assistance researching and negotiating any such divestment, including tax consequences.

Wrap up and General Questions