EAST VALLEY METROPOLITAN DISTRICT
SERVING THE ALGONQUIN ACRES and VALLEY ESTATES SUBDIVISIONS,
ARAPAHOE COUNTY, COLORADO

P.O. Box 3110
Parker, Colorado 80134
303-594-5488
Eastvalleywater.org

January 28, 2026
MEETING MINUTES

A meeting of the East Valley Metropolitan District was held on January 28, 2026, at 6:00pm in the first-floor conference room at Signature Flight Support, 7425 S. Peoria Street, Englewood, CO 80112.

Board Members Present:	Bill Waller	President (5/27)
	Danelle Morgan	Treasurer (5/29)
	Trey Robbins (remote)	Secretary (5/29)
Absence Excused:	Colin Cannon	Director (5/27)
	Jim Siffring	Director (5/29)
Others:	Darcy Beard, CPA	
	Kyle Beard, CPA	
	Jeffrey Erb, Esq., Erb Law, LLC	
	Haley Trecarichi, Esq., Erb Law, LLC	
	Bob Clodfelter, Professional Water Services	

CALL TO ORDER AND ROLL CALL
Director Waller called the meeting to order at 6:00 pm noting a quorum was present. Director Waller appointed Mr. Beard as acting Secretary.

CONFLICT OF INTEREST REMINDER
Director Waller reminded the board of the conflict-of-interest rules. No conflicts were disclosed.

ADDITIONS/CHANGES TO AGENDA
None.

PUBLIC COMMENTS
The board discussed concerns brought up from Steve Wasiecko regarding the 6654 S Blackhawk St. account. This address consistently has higher than normal winter usage. The customer pays the bill but concerns were discussed if the home may have a leak leading to higher usage in the winter months.

DIRECTOR COMMENTS
None.

SYSTEM OPERATOR REPORT
Mr. Clodfelter discussed the need to add a transducer to the Jordan well due to the current dry conditions. Estimated cost is $7,580 as budgeted. Mrs. Beard and Mr. Clodfelter discussed reaching out to Travis Zeke to conduct the annual report to the water commission. Mr. Clodfelter discussed the need to have the backflow preventer at Valley Country Club checked this spring. He also reported that the Dawson well is functioning again. The Board discussed the expiring maintenance agreement with Hydro Resources. Mr. Clodfelter has reached out the Jeff brown to extend the agreement and is waiting for a reply. If possible, the Board would like to extend this agreement as it has been a cost effective arrangement.

CUSTOMER USAGE, BILLING AND CORRESPONDENCE
The board discussed 6691 S. Abilene with a current $1,000 balance. The Customer's spouse is deceased and she is working through personal issues and will get the balance paid down. Mr. Beard reported that Mr. Wasiecko put a note on the January bills with updated billing rates.

CUSTOMER FEEDBACK
None.

ATTORNEY REPORT
Mr. Erb reported that their office is working through year-end filings but had nothing to report back to the Board.

APPROVAL OF MEETING MINUTES
The Board reviewed the minutes of the December 10, 2025, meeting. After reviewing the minutes, Director Waller made a motion to approve the minutes. The motion was seconded by Director Morgan and upon vote, unanimously approved.

ACCEPTANCE OF COMPILATION REPORT
The Directors reviewed the Compilation Report ending December 31, 2025. Director Robbins made a motion to accept the Compilation Report as presented. The motion was seconded by Director Waller and upon vote, unanimously approved.

APPROVAL OF EXPENDITURES
The Board reviewed the expenditures presented for payment January 28, 2026, in the amount of $40,592.02. Director Waller made a motion to approve the schedule of expenditures. The motion was seconded by Director Robbins and upon vote, unanimously approved.

NOVEMBER/DECEMBER 2026 MEETINGS
The Board discussed the meeting schedules for November and December of 2026 and agreed to meet on November 16 and December 14.

ADJOURNMENT
There being no further business to come before the Board, at 6:43pm Director Morgan made a motion to adjourn the meeting. The motion was seconded by Director Waller and upon vote, unanimously approved.

Respectfully submitted,

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s/s Kyle Beard, Acting Secretary

EAST VALLEY METROPOLITAN DISTRICT
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Eastvalleywater.org

February 25, 2026
MEETING MINUTES

A meeting of the East Valley Metropolitan District was held on February 25, 2026, at 6:00pm in the first-floor conference room at Signature Flight Support, 7425 S. Peoria Street, Englewood, CO 80112.

Board Members Present:	Bill Waller	President (5/27)
	Danelle Morgan	Treasurer (5/29)
	Colin Cannon	Director (5/27)
	Jim Siffring	Director (5/29)
Absence Excused:	Trey Robbins (remote)	Secretary (5/29)
Others:	Darcy Beard, CPA	
	Kyle Beard, CPA	
	Haley Trecarichi, Esq., Erb Law, LLC	
	Bob Clodfelter, Professional Water Services	

Stakeholders Present: Rhonda Livingston

CALL TO ORDER AND ROLL CALL
Director Waller called the meeting to order at 6:02 pm noting a quorum was present. Director Waller appointed Mr. Beard as acting Secretary.

CONFLICT OF INTEREST REMINDER
Director Waller reminded the board of the conflict-of-interest rules. No conflicts were disclosed.

ADDITIONS/CHANGES TO AGENDA
None.

PUBLIC COMMENTS
None.

DIRECTOR COMMENTS
None.

SYSTEM OPERATOR REPORT
Mr. Clodfelter brought to the Board's attention that he received an alarm notification for low a low tank and high pressure indicating that someone was using a fire hydrant without consent from the District. It was not determinable who was using the hydrant but it's possible that Aqua could have improperly identified one of the District's hydrants to be flushed as they were flushing other hydrants around this time. Mr. Clodfelter also reported a power outage at the Carson Well. The generator came on at the same time as the Turbines causing the breakers to trip. Brown's Hill cam and adjusted the system so that the timing is now staggered in case of future power outages. Mr. Clodfelter also recommended the Board consider water restrictions this summer if the current drought conditions continue.

HYDRO RESOURCES MAINTENANCE AGREEMENT
Mr. Clodfelter reached out to Randy Livingburger at Hydro Resources to discuss a new maintenance agreement. Hydro is considering renewing the agreement if the District replaces equipment, consistent with how the agreement was structured previously.

CUSTOMER USAGE, BILLING AND CORRESPONDENCE
The board noted two large balances over $1,000. Steve Wasiecko is in contact with these individuals to collect payment.

CUSTOMER FEEDBACK
None.

ATTORNEY REPORT
Ms. Trecarichi discussed finalization of the 2025 capital project noting that the District will work with either Diaz or Centennial to finish the asphalt and overlay this Spring. Ms. Livingston noted that the District may want to coordinate with Centennial as they will be a project to build a wall next to Arapahoe Road which could cause stress on the roadway as well. Director Siffring is going to gather more information on the timing of the project. Ms. Trecarichi also noted that she will follow up with Steve Homer from Purrington Civil on updating the utility map.

APPROVAL OF MEETING MINUTES
The Board reviewed the minutes of the January 28, 2026 meeting. After reviewing the minutes, Director Morgan made a motion to approve the minutes. The motion was seconded by Director Cannon and upon vote, unanimously approved.

ACCEPTANCE OF COMPILATION REPORT
The Directors reviewed the Compilation Report ending January 31, 2026. Director Siffring made a motion to accept the Compilation Report as presented. The motion was seconded by Director Morgan and upon vote, unanimously approved.

APPROVAL OF EXPENDITURES
The Board reviewed the expenditures presented for payment February 25, 2026, in the amount of $19,019.33. Director Cannon made a motion to approve the schedule of expenditures. The motion was seconded by Director Morgan and upon vote, unanimously approved.

ADJOURNMENT
There being no further business to come before the Board, at 6:37pm Director Siffring made a motion to adjourn the meeting. The motion was seconded by Director Cannon and upon vote, unanimously approved.

Respectfully submitted,

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s/s Kyle Beard, Acting Secretary

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March 25, 2026
MEETING MINUTES

A meeting of the East Valley Metropolitan District was held on March 25, 2026, at 6:00pm in the first-floor conference room at Signature Flight Support, 7425 S. Peoria Street, Englewood, CO 80112.

Board Members Present:	Bill Waller	President (5/27)
	Danelle Morgan (remote)	Treasurer (5/29)
	Colin Cannon	Director (5/27)
	Jim Siffring	Director (5/29)
	Trey Robbins	Secretary (5/29)
Absence Excused:	None	
Others:	Darcy Beard, CPA	
	Kyle Beard, CPA	
	Haley Trecarichi, Esq., Erb Law, LLC	
	Bob Clodfelter, Professional Water Services	
	Steve Homer, Purrington Civil	

Stakeholders Present: Rhonda Livingston

<u>CALL TO ORDER AND ROLL CALL</u>
Director Waller called the meeting to order at 6:05 pm noting a quorum was present. Director Waller appointed Mr. Beard as acting Secretary.

<u>CONFLICT OF INTEREST REMINDER</u>
Director Waller reminded the board of the conflict-of-interest rules. No conflicts were disclosed.

ADDITIONS/CHANGES TO AGENDA

Director Waller added discussing summer watering restrictions to the agenda.

PUBLIC COMMENTS

Ms. Livingston noted that there is a community electronic recycling event being held at the civic center on April 25.

DIRECTOR COMMENTS

Director Siffring noted that the wall next to Arapahoe road could be completed at the end of June.

PRESENTATION OF CAPITAL RESERVES STUDY

Mr. Homer presented the Capital Reserves Study to the board noting that it should be used as a budgeting tool for future capital needs and reserve planning. Dollar amounts are assigned to inventory based on the age of the system and expected useful life. He noted that the total replacement cost at the end of 2025 is estimated to be around $2.8M and the District is short of the needed reserves by around $1.8M. He recommended annual contribution amounts to the capital reserves of $120k-$130k annually.

Mr. Beard voiced concerns that the district could run out of reserves by 2032 based on potential capital needs noted in the study. Director Waller recommended looking into grants to help fund projects. After reviewing the assumptions in the study, Director Cannon recommended that Mr. Homer run the numbers again assuming a longer useful life. Mr. Homer agreed that the useful life could be longer than expected, especially if there are now water main breaks. Mr. Beard is going to look into capital and maintenance spend over the past 10 years to present to the board at the next meeting. Director Cannon also voiced concerns about the need for the district to continue to do capital projects to update the systems and avoid major repairs in future years, which could cause the need for assessments, tax increases, etc.

Mr. Homer also discussed concerns about older piping being made of asbestos and may need to be abandoned so as not to disturb the asbestos should the district look at replacement.

SYSTEM OPERATOR REPORT

Mr. Clodfelter noted that water usage is picking up with current drought conditions and a warmer than average spring. He commented that the Jordan well needs to be started to keep up with water consumption. He voiced concerns about water consumption and drought conditions noting that Denver Water is restricting outdoor watering to two days per week. He voiced concerns that surrounding communities may be tapping into ground water more which could potentially impact water levels for the district.

WATER RESTRICTIONS

Director Waller opened the discussion regarding potential water restrictions noting that the district may need to consider implementing restrictions starting in May or June potentially limiting outdoor water use to 3 days per week. Mrs. Beard commented that Denver is considering adding punitive charges over normal indoor water usage and that the district may need to consider altering their tier structure to deter excessive outdoor water usage. Director

Waller brought up concerns that dry looking lawns could impact curb appeal and property values and does not believe drought conditions have historically impacted well levels. Mr. Clodfelter noted that he will investigate historic well levels in drought years to see if there has been an impact. The Board is going to discuss the tier structure, water restrictions and potential fines at the May meeting. Mr. Beard is going to look at the current tier structure and present different rate options for the Board to consider. Mrs. Trecarichi is going to publish a notice for a potential rate increase

HYDRO RESOURCES MAINTENANCE AGREEMENT
Mr. Clodfelter noted that Hydro Resources has not responded to the District's request to renew their agreement.

CUSTOMER USAGE, BILLING AND CORRESPONDENCE
The Board noted a handful of accounts with balances but overall, the billing and correspondence looked good. A few customers have been paying in advance.

CUSTOMER FEEDBACK
None.

ATTORNEY REPORT
Ms. Trecarichi discussed the Centennial mill/overlay project in connection with the looping project that the district completed last year noting that an agreement is needed between the city and the district. Mr. Homer commented that the city's agreement is $70/sq yard whereas the district's contract is $50/sq yard. Ms. Trecarichi is going to discuss the situation with the grant representative and come back to the board with recommendations at the next meeting. Director Cannon noted that the district may want to consider coordinating with the city on future street work to look at areas where pipe replacements and capital projects are needed to cut costs on future mill/overlay needed as a result of capital projects.

APPROVAL OF MEETING MINUTES
The Board reviewed the minutes of the February 25, 2026 meeting. After reviewing the minutes, Director Cannon made a motion to approve the minutes. The motion was seconded by Director Siffring and upon vote, unanimously approved.

ACCEPTANCE OF COMPILATION REPORT
The Directors reviewed the Compilation Report ending February 28, 2026. Director Robbins made a motion to accept the Compilation Report as presented. The motion was seconded by Director Cannon and upon vote, unanimously approved. The Board discussed expiration of the current bond and identifying future capital needs to pass another bond after final payment is issued in 2027.

APPROVAL OF EXPENDITURES
The Board reviewed the expenditures presented for payment March 25, 2026, in the amount of $37,446.37 after Mrs. Beard added check #4077 to Intera in the amount of $1,030. Director Morgan made a motion to approve the schedule of expenditures as amended. The motion was seconded by Director Cannon and upon vote, unanimously approved.

2025 AUDIT EXEMPTION

Mr. Beard presented the 2025 Application for Exemption from Audit as prepared by Colorado CPA Company, PC. The Board reviewed the Audit Exemption and Resolution. Director Cannon made a motion to accept the Exemption and Resolution as presented which was seconded by Director Siffring and upon vote, unanimously approved.

ADJOURNMENT

There being no further business to come before the Board, at 8:00pm Director Cannon made a motion to adjourn the meeting. The motion was seconded by Director Siffring and upon vote, unanimously approved.

Respectfully submitted,

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s/s Kyle Beard, Acting Secretary

EAST VALLEY METROPOLITAN DISTRICT

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April 22, 2026
MEETING MINUTES

A meeting of the East Valley Metropolitan District was held on April 22, 2026, at 6:00pm in the first-floor conference room at Signature Flight Support, 7425 S. Peoria Street, Englewood, CO 80112.

Board Members Present:	Bill Waller	President (5/27)
	Danelle Morgan	Treasurer (5/29)
	Colin Cannon	Director (5/27)
	Trey Robbins	Secretary (5/29)
Absence Excused:	Jim Siffring	Director (5/29)
Others:	Darcy Beard, CPA	
	Kyle Beard, CPA	
	Jeffrey Erb, Esq,. Erb Law, LLC	
	Haley Trecarichi, Esq., Erb Law, LLC	
	Bob Clodfelter, Professional Water Services	

Stakeholders Present: Rhonda Livingston

CALL TO ORDER AND ROLL CALL

Director Waller called the meeting to order at 6:04 pm noting a quorum was present. Director Waller appointed Mr. Beard as acting Secretary.

CONFLICT OF INTEREST REMINDER

Director Waller reminded the board of the conflict-of-interest rules. No conflicts were disclosed.

ADDITIONS/CHANGES TO AGENDA
None.

PUBLIC COMMENTS
None.

DIRECTOR COMMENTS
None.

SYSTEM OPERATOR REPORT
Mr. Clodfelter reviewed water levels for the district for the past 20 years noting that the well levels have remained steady. In drought years, the well levels drop in the summertime but have historically rebounded in the winter. Mr. Clodfelter also noted that Hydro Resources has been non-responsive on a new maintenance agreement and that it is unlikely that they will renew.

DROUGHT RESTRICTIONS AND RATE DISCUSSION
The board discussed potential drought restrictions and rate increases. It was noted that in the past, notices have been sent out for people to water every three days during droughts. The board discussed rate increases and noted that revenue should not be increased strictly due to a drought and that people should still water to avoid fire danger and dry conditions. No decision was made on watering restrictions and Mr. Erb agreed to bring examples of restriction messages used by other districts to the next board meeting.

HISTORIC CAPITAL MAINTENACE SPEND
Mr. Beard presented historical capital and maintenance spend dating back to 2010 noting that the average cost per year was $73k and the median cost per year was $48k. Aside from the recent looping project, the district has had minimal capital spend over the past 15 years. Mr. Erb discussed potentially seeking a bond issuance next May if the board agrees to pursue further capital spend as outlined in the capital reserves study previously presented by Steve Homer.

CUSTOMER USAGE, BILLING AND CORRESPONDENCE
This report was not provided prior to the meeting but the board discussed a customer who is currently 3-4 months behind and if a shut-off should be considered. Mr. Erb is going to check with what is permissible for water to be shut off under statutory law.

CUSTOMER FEEDBACK
None.

ATTORNEY REPORT
Ms. Trecarichi discussed the EIAF Grant Reimbursement for the remainder of the work need to complete the looping project noting that DOLA said the district can be reimbursed if Centennial completes the work as a result of the wall project being separately completed and the district pays the city. DOLA would hold a 5% retainage until the project is completed. Centennial is drafting an agreement for the board to review that would honor the price for the roadwork as previously set by Diaz. The board discussed potentially still completing the roadwork separately

as the city has been slow to complete the wall project. Mr. Erb will review the proposal from the city prior to the next meeting and will discuss further in May.

APPROVAL OF MEETING MINUTES
The Board reviewed the minutes of the March 25, 2026, meeting. After reviewing the minutes, Director Robbins made a motion to approve the minutes. The motion was seconded by Director Cannon and upon vote, unanimously approved.

ACCEPTANCE OF COMPILATION REPORT
The Directors reviewed the Compilation Report ending March 25, 2026. Director Morgan made a motion to accept the Compilation Report as presented. The motion was seconded by Director Robbins and upon vote, unanimously approved.

APPROVAL OF EXPENDITURES
The Board reviewed the expenditures presented for payment April 22, 2026, in the amount of $26,106.39. Director Cannon made a motion to approve the schedule of expenditures. The motion was seconded by Director Morgan and upon vote, unanimously approved.

ADJOURNMENT
There being no further business to come before the Board, at 7:51pm Director Morgan made a motion to adjourn the meeting. The motion was seconded by Director Robbins and upon vote, unanimously approved.

Respectfully submitted,

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s/s Kyle Beard, Acting Secretary

EAST VALLEY METROPOLITAN DISTRICT

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May 27, 2026
MEETING MINUTES

A meeting of the East Valley Metropolitan District was held on May 27, 2026, at 6:00pm in the first-floor conference room at Signature Flight Support, 7425 S. Peoria Street, Englewood, CO 80112.

Board Members Present:	Danelle Morgan	Treasurer (5/29)
	Colin Cannon	Director (5/27)
	Trey Robbins	Secretary (5/29)
	Jim Siffring	Director (5/29)
Absence Excused:	Bill Waller	President (5/27)
Others:	Darcy Beard, CPA	
	Kyle Beard, CPA	
	Jeffrey Erb, Esq,. Erb Law, LLC	
	Haley Trecarichi, Esq., Erb Law, LLC	
	Bob Clodfelter, Professional Water Services	
Stakeholders Present:	Rhonda Livingston	

<u>CALL TO ORDER AND ROLL CALL</u>

Director Morgan called the meeting to order at 6:05 pm noting a quorum was present. Director Morgan appointed Mr. Beard as acting Secretary.

<u>CONFLICT OF INTEREST REMINDER</u>

Director Morgan reminded the board of the conflict-of-interest rules. No conflicts were disclosed.

ADDITIONS/CHANGES TO AGENDA
Mrs. Beard added backflow preventer discussion under system operations.

PUBLIC COMMENTS
Ms. Livingston commented that the state has implemented a wildfire map noting that homeowners in high risk areas are required to have extra wildfire prevention when making home improvements. The map indicates that the district is close to a high-risk area. She also brought a watering schedule from when she purchased her home in 1994 and presented it to the board.

DIRECTOR COMMENTS
The Board discussed a homeowner who is potentially seeking to add another home to their property or subdivide. They noted that this would require a separate tap, address, electricity, etc. and may create issues with the septic system and leach field for the property.

SYSTEM OPERATOR REPORT
Mr. Clodfelter discussed issues with Valley CC Estates getting the backflow preventer tested, suggesting that the district should consider imposing a fine if the test is not completed prior to irrigation being turned on. Mr. Erb mentioned that this would require a modification to the district rules and regulations. The Directors suggested that a fine up to $3,000 seemed reasonable and will discuss amending the rules and regulations at a future meeting. Mr. Erb suggested writing a letter to Valley CC Estates threatening shut off if the test is not performed and that East Valley Metro District will pay for the test and bill it back if it is not performed. Director Morgan made a motion to send the letter which was seconded by Director Cannon and unanimously approved.

Mr. Clodfelter then discussed that the City of Centennial will be waiving the requirement to pave the road as part of the water main looping project completed last year which will save the District around $30,000. The City will complete the paving next year at no cost to the district as part of two separate projects Centennial is completing. The Board then discussed that this could be an opportunity to save money on paving cost related to other capital projects in this area where the street would need to be ripped up and repaired.

DROUGHT RESTRICTIONS AND RATE DISCUSSION
The board discussed potential drought restrictions and rate increases. It was noted that in the past, notices have been sent out for people to water every three days during droughts. The board discussed rate increases and noted that revenue should not be increased strictly due to drought and that people should still water to avoid fire danger and dry conditions. No decision was made on watering restrictions and Mr. Erb agreed to bring examples of restriction messages used by other districts to the next board meeting.

CUSTOMER USAGE, BILLING AND CORRESPONDENCE
The board reviewed customer accounts and noted the balance at 6695 S. Carson was very high at $870.90. Mr. Wasiecko has issued a 3 day notice to the homeowner. The balance at 6691 S. Abilene has been paid down and currently they owe $159.96.

CUSTOMER FEEDBACK

Mr. Kermit Breyer recently passed and his sister, who lives at the property, Mary Breyer, is inquiring if the agreement with Mr. Breyer to maintain part of the district property at a cost of $500 to the district is still valid. Upon review, the agreement was effectively terminated upon Mr. Breyer's passing. Mr. Erb is going to draft a response to the homeowner.

ATTORNEY REPORT

Ms. Trecarichi presented a draft of drought stage restrictions. The draft showed stricter rules with each stage of restriction and would be at the discretion of the Board to implement. The Board discussed pricing changes v. fines/restrictions. Mrs. Beard suggested adopting surcharges in water rates at a certain "stage" in the restrictions. Director Cannon voiced concerns about what data the board would utilize to implement each stage of restriction. Water stage restrictions will be discussed further at a future meeting.

Ms. Trecarichi noted that the agreement with Centennial for the mill/overlay had already been discussed.

Ms. Trecarichi then discussed water shut-off statutory rules noting that the District rules and regulations need to be amended to provide an opportunity for a hearing before the Board prior to shut off and that a 72 hour notice is required.

APPROVAL OF MEETING MINUTES

The Board reviewed the minutes of the April 22, 2026, meeting. After reviewing the minutes, Director Cannon made a motion to approve the minutes. The motion was seconded by Director Robbins and upon vote, unanimously approved.

ACCEPTANCE OF COMPILATION REPORT

The Directors reviewed the Compilation Report ending April 30, 2026. Director Robbins made a motion to accept the Compilation Report as presented. The motion was seconded by Director Siffring and upon vote, unanimously approved.

APPROVAL OF EXPENDITURES

The Board reviewed the expenditures presented for payment May 27, 2026, in the amount of $24,039.70. Director Cannon made a motion to approve the schedule of expenditures. The motion was seconded by Director Morgan and upon vote, unanimously approved.

ADJOURNMENT

There being no further business to come before the Board, at 7:45pm Director Siffring made a motion to adjourn the meeting. The motion was seconded by Director Robbins and upon vote, unanimously approved.

Respectfully submitted,

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s/s Kyle Beard, Acting Secretary

EAST VALLEY METROPOLITAN DISTRICT

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P.O. Box 3110
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Eastvalleywater.org

June 24, 2026
MEETING MINUTES

A meeting of the East Valley Metropolitan District was held on June 24, 2026, at 6:00 p.m. in the first-floor conference room at Signature Flight Support, 8001 S. Interport Boulevard, Englewood, Colorado 80112.

Board Members Present:	Bill Waller	President (5/27)
	Colin Cannon	Director (5/27)
	Trey Robbins	Secretary (5/29)
	Jim Siffring	Director (5/29)
Absence Excused:	Danelle Morgan	Treasurer (5/29)
Others:	Darcy Beard, CPA	
	Kyle Beard, CPA	
	Jeffrey Erb, Esq,. Erb Law, LLC	
	Haley Trecarichi, Esq., Erb Law, LLC (Virtual)	
	Bob Clodfelter, Professional Water Services	
	Steve Wasiecko, Blue Spruce Management, LLC	
Stakeholders Present:	Sherri Casas	
	Sal Casas	
	Katerina Casas	
	Rhonda Livingston	
	Deneen Misbrener	
	Bill Schloeman	

CALL TO ORDER AND ROLL CALL
The meeting was called to order at 6:05 p.m. A quorum was present.

CONFLICT OF INTEREST REMINDER
Mr. Waller reminded the board of the conflict-of-interest rules. No conflicts were disclosed.

ADDITIONS/CHANGES TO AGENDA
The board added an Executive Session to the end of the meeting.

DIRECTOR COMMENTS
There were no Director comments.

PUBLIC COMMENTS
A discussion was held regarding the property located at 6631 S. Billings Way. Property owner Katerina Casas addressed the Board regarding her desire to subdivide the property in order to construct a second residence and eventually sell the existing home to finance construction of an ADA-compliant residence. At the request of the Board, discussion of the matter was moved to the Attorney Report.

SYSTEM OPERATOR REPORT
Mr. Clodfelter reported that the district experienced both a power outage and a CenturyLink outage during the previous week. Both services have since been restored.

Mr. Clodfelter also reported receiving a call from a contractor regarding low water pressure within the district. Investigation determined that a leak existed on the district side of the service line. An excavation contractor was dispatched, the necessary permit was obtained from the city, and repairs were scheduled to be completed by boring beneath the roadway.

Mr. Clodfelter and Ms. Trecarichi discussed completion of the district's eligibility survey, which may improve the district's ability to obtain grant funding for capital improvement projects anticipated in 2027.

CUSTOMER USAGE, BILLING AND CORRESPONDENCE
Mr. Waller reported that overall customer water usage remains low and consistent throughout the district, noting that many lawns appeared brown as residents continue to conserve water.

The Board reviewed the delinquent account at 6691 S. Abilene. Discussion centered on maintaining the lien against the property. Mr. Erb advised that the lien should remain in place until closing because any outstanding balance would be collected through settlement. He further noted that the lien protects the district by ensuring unpaid utility charges remain attached to the property and transfer to subsequent owners if necessary.

CUSTOMER FEEDBACK
There was no customer feedback presented.

ATTORNEY REPORT

6631 S. Billings Way – Additional Water Tap

The Board continued discussion regarding the request for an additional water tap associated with a proposed subdivision of the property located at 6631 S. Billings Way.

The property owner explained that she wished to subdivide the parcel to construct an ADA-compliant residence while selling the existing home. It was noted that the City had advised that approval for an additional water tap would be required before subdivision could occur.

The Board discussed the availability of an additional tap, septic and leach field requirements, zoning requirements, long-term water availability, current drought conditions, and the potential precedent that approval could establish for similar subdivision requests throughout the district. Members of the public also expressed concerns regarding available water resources, property values, and future development.

Mr. Clodfelter commented that overall household water consumption would likely be comparable regardless of whether irrigation or domestic use accounted for the demand.

Mr. Erb recommended that the Board enter executive session later in the meeting to discuss the legal issues surrounding issuance of additional taps within the district before taking any action. The Board agreed that additional legal research was necessary prior to making a decision.

Valley CC Estates Backflow Preventer

The Board discussed Valley CC Estates' continued failure to complete required annual backflow testing.

Mr. Erb recommended that another notice be issued and that fines authorized under the District's Rules and Regulations be imposed. Members discussed the possibility of discontinuing water service; however, Mr. Erb advised that applicable law requires due process, including notice and an opportunity for a hearing, before water service may be terminated.

The Board reviewed Section 8.7 of the District Rules and Regulations governing commercial backflow testing requirements and associated penalties. Mr. Clodfelter advised against the district performing the testing because the device is located on private property.

The Board directed legal counsel to prepare a letter providing notice of the violation, applicable fines, a hearing at the next regular meeting, and the potential for water shutoff if compliance is not achieved.

Breyer Agreement

The Board discussed the maintenance agreement previously held by Kermit Breyer. Following Mr. Breyer's passing, the agreement automatically terminated per the terms of the original agreement. The Board expressed support for transferring the agreement to Mary Breyer. Mr. Erb agreed to revise the agreement for presentation and ratification at the next Board meeting.

Diaz Final Acceptance

The Board considered final acceptance of the Diaz project and release of retainage.

Upon motion duly made and seconded, the Board unanimously approved final acceptance of the project and authorized release of retainage.

LATE FEES AND INTEREST

The Board discussed revisions to the district's late fee policy.

Following discussion, the Board reached consensus to establish a flat $5 late fee for accounts with balances of $100 or more, eliminate interest charges, and suspend assessment of late fees for approximately two months while the revised Rules and Regulations are prepared and notice requirements are satisfied.

Mr. Erb advised that statutory notice requirements (30 days) must be completed before the changes become effective.

APPROVAL OF MEETING MINUTES
The Board reviewed the minutes of the May 27, 2026, meeting. Upon motion duly made and seconded, the minutes were unanimously approved.

ACCEPTANCE OF COMPILATION REPORT
The Board reviewed the Compilation Report ending May 31, 2026. Upon motion duly made and seconded, the report was unanimously approved.

APPROVAL OF EXPENDITURES
The Board reviewed the expenditures presented for payment on June 24, 2026 in the amount of $56,020.85. Upon motion duly made and seconded, the schedule of expenditures was unanimously approved.

EXECUTIVE SESSION
At approximately 8:27 p.m., upon motion duly made and seconded, the Board entered Executive Session pursuant to Colorado law to receive legal advice regarding the District’s authority to issue additional water taps within the District boundaries.

The Board reconvened in open session at approximately 9:26 p.m. No formal action was taken following Executive Session.

ADJOURNMENT
There being no further business to come before the Board, a motion was made and seconded to adjourn the meeting. Upon vote, the motion carried unanimously and the meeting adjourned at approximately 9:39 p.m.

Respectfully submitted,

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s/s Kyle Beard, Acting Secretary