

Meeting Minutes - January 30, 2025

Sign in for attendees/count proxies

- Attendees signed in and proxies were counted.

Call to Order

- The meeting was called to order.

Roll Call

- Board members present: Zach Pigati, John Hilderbrant, Don Metzler, Bill Romero, and Meghan Nedvecki.

Approval of Minutes from 10/10/24

- Don motioned to approve the minutes, John seconded. The minutes were approved and will be posted on the website.

Welcome to new members/anyone want to introduce themselves

- New members were welcomed and introductions were made.
- Kathy Haas stepped down from the board in December, we would like thank her for the work she has done for the board and shareholders, Meghan Nedvecki has replaced her as the Secretary/Treasurer

Financial Report

- **Financial Overview:** Total possible income from water shares was \$119,804, with \$71,640 collected for 2024 shares and \$26,397 in past dues. Outstanding dues are \$8,360 for 2024 and \$13,407 in past dues. Professional fees expense line was \$40,519, with \$30,400 for the JUB engineering study, \$1,170 for bookkeeping, and \$8,949 for legal fees. No other significant costs and ditch maintenance came in under budget for the year.
- **Balance Sheet:** The company has a certificate of deposit worth \$54,943 and the checking account with \$65,283, totaling \$128,023 in assets. Liabilities include \$2,231 in payroll taxes.
- Motion to approve the financial report was made by John and seconded by Don. The financial report was approved.

Old Business

- **Changes to bylaws:** Discussions included revising bylaws and work sessions that happened throughout last year.
 - **Changes voted and approved by shareholders**
 - We will hold quarterly meetings the 4th Thursday of January, April, July, and October. Meetings in January and July will be full meetings where Shareholders can vote on changes. April and October will be work sessions for projects and

creating draft budget. We will also start offering the ability for shareholders to join remotely on a web meeting platform.

- Stipend for secretary position is currently in the bylaws due to the year round activity required by this position. It was approved by shareholders to set it at \$2500/year instead of hourly wage.

- **Changes open for further discussion**

- Tying shares to land ownership and/or rewording the bylaws to enforce stipulation that water remain in the valley and not be purchased for speculation per Colorado water law.
- Firming up process for enforcing interest fees on past dues, payment plan options, and process for auctioning delinquent shares. There are also questions of how to address water usage for delinquent shareholders who are on a shared headgate.
- Extending or staggering when board positions come up for vote so that the whole board isn't potentially turning over each year. This will be important as we move into multi-year projects or grants for improvements.
- Specify what maintenance the ditch is responsible for and what property owners are responsible for.

- Copy of bylaw top priority sections that will be focused on in the April meeting will be posted on the website and open for shareholders to add comments.

- **Work completed in 2024:** Minimal ditch cleaning, de-mossing, and undershot clearing. Proposal for \$10,000 allocation for gate improvements in 2025 and improving easements for better access to address work safety for ditch rider and contractors.
- **Completion of Engineering study:** An engineering study was completed, identifying priority projects. Potential use of CMU students for finishing GPS mapping and documenting infrastructure.
- **Update on grants:** We are in a holding pattern on grants due to government changes. The board is working with a grant writer to keep an eye on available funds. It is essential to complete the digital mapping of our remaining headgates and illustrate the usage of our water resources prior to seeking larger grants, as they will require an assessment of the impact of grant funds.

Public Comments

- Discussions on the impact of large equipment on ditch banks, property damage from ditch flooding, and the importance of maintaining the ditch for property value and water delivery. The board will discuss with contractors about using the right size of equipment specifically for the narrows to maintain the ditch bank integrity.

- Questions about only using one contractor for our maintenance and repair work and if we should be going to bid to get more competitive pricing. The board has found two new contractors that can now work on the ditch.
- Concerns about relying on JUB engineering for the ditch due to experience of engineers and hearing from other ditch companies who used them and it “set them back by 10 years.” The board will take this into consideration before moving forward with any major projects or grants. Don M. stated that he has worked on several projects and had a good experience with them.
- Questions about not cleaning out the bottom half of the ditch. John H. explained that there is a section where the ditch was over dug and a check was put in place so that it could specifically be silted in to reduce the width and depth. This will reduce the water level that is required in the ditch in order to reach the head gates at the lower end.
- Questions about keeping the Secretary and Treasurer positions combined. The ditch is working with a professional bookkeeper. With this portion of the job split out, it makes sense to keep the Secretary and Treasurer positions together since many of the job duties overlap.

New Business

- **New projects/concerns for 2025:**
 - Mowing to improve the easement on the ditch, estimated costs \$10,000.
 - Fixing swinging gates, with a proposed budget allocation of \$10,000.
 - Digitizing historical ditch documentation, with an estimated cost of \$5,000.
 - Online payment options and fees to be discussed in the April meeting.
 - Quarterly meetings approved.
 - Budget proposals: Stipend for the secretary, 10% raise for the ditch rider, ditch mowing, easement gates, and improvements.
- **Vote on assessments for 2025:** Motion by Marvin Fender to set dues to \$50, seconded by Don M. All approved, non-opposed.
- **Election of the 2025 Board of Directors:** No other nominees, the board will remain the same.

Future Business

- **Outside experts/water commissioners/other ditch companies:** Consider having them speak at meetings.
- **FEMA designation areas of flood plains:** Discussion on what homeowners can do.
- **Available grants for landowners:** Contact the board for more information.