

# Mesa Cortina Water & Sanitation District

## Board of Directors Meeting

Tuesday, July 6, 4:30PM

36 Spring Beauty Drive

**Attendance**    **Board:** Randy Rehn, Stan Wagon, Greg O’Neill, Billy Jack, Jon Whinston  
**Public:** None present  
**Staff:** Kelsey Andersen, Assistant Manager; Michael Kurth, Bookkeeper

**Meeting was called to order at 4:38PM**

**Minutes:**        *A motion was made to approve the minutes of the June 1, 2021 meeting. Motion approved.*

**Financials:**    Financial reports through the end of May 31, 2021, were emailed to the Board. Year to date income is at \$112,555 and is \$5,523 above budget. Operating expenses are \$116,909 and is \$28,818 below budget. Operating year to date net income is \$32,340. YTD interest expense for the Alpine Bank Capital Loan is \$280.

**Business:**     -Kelsey informed the Board of the status of the Alpine Bank loan documents and tax exemption letter from the attorney’s office. It appears the loan could be ready to close in the next two weeks.  
-Kelsey reminded the board members that there is a pre-construction meeting scheduled for July 15<sup>th</sup>. Board members expressed concern around the importance of the meeting to insure that the project is done correctly from the start and that the specifications of the project are followed as spelled out by the engineer’s plans.  
-Kelsey has made initial contact with the homeowners that will be affected by the 1<sup>st</sup> phase of the water line project. Every affected homeowner on Royal Redbird and Lord Gore has been notified of the upcoming project.  
-Kelsey presented the contract for the SCADA alarm system with Rob Berghammer. The Board approved the terms at the prior meeting, so the contract was signed as presented. Kelsey will complete backups of the current system during the transition to the new alarm system.  
-The Board received an e-mail from a homeowner with concerns about the accuracy of the meter installed in their home. There was concern over the original installation of the meter with proper flow into and out of the meter and if there was a yoke. There was concern that turbulent water going through the meter has caused the meter to have artificially increased usage readings. The Board suggested that Kelsey forward the e-mail to the manufacturer, Core & Main, to see if the allegations as presented are a possibility. Randy volunteered to take a look at photos or physically inspect the installation as reworked by the homeowner. Mike will prepare a historical usage for the property for further analysis.  
-It was noted that a few items that were tabled in a prior meeting have fallen off subsequent agendas. 1.) There was an item to create some “bylaws or policies” for the District. This needs to be addressed at a future meeting. Kelsey will add back to the agenda under old Business. 2.) It was noted that a discrepancy in the EQR listing by the district did not match what was advertised by a realtor. This discrepancy has been

resolved as a result of an inspection of the home by Kelsey, Stan and Jon. The EQR rate will not be adjusted as the extra bedroom as advertised was deemed a non-usable bedroom. 3.) Jon reminded the Board that the EQR rate he is being charged is not correct. Jon's home is listed as 1.2 EQR. Jon's actual count is 4 bedrooms and 5 bathrooms and should be 1.3 EQR. The Board agreed that whenever a discrepancy is brought to the Boards attention that it needs to be corrected. ***Stan moved to increase Jon's EQR billing from 1.2 to 1.3. Greg seconded the motion. Motion passed.***

**Next Meeting:** The next meeting is scheduled for August 3rd, at 4:30, location to be determined.

**Adjourned at 6:10 PM**