

# RECORD OF PROCEEDINGS

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## MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE INDIAN HILLS WATER DISTRICT HELD JANUARY 16, 2025

A Regular Meeting of the Board of Directors (referred to hereafter as the “Board”) of the Indian Hills Water District (referred to hereafter as the “District”) was convened on Thursday, the 16<sup>th</sup> day of January, 2025, at 6:30 p.m. The District Board meeting was held, and properly noticed to be held, via Zoom. The meeting was open to the public.

### **ATTENDANCE**

#### **Directors In Attendance Were:**

Samantha Kepley  
Mike Cunningham  
Dave Mosby

#### **Also In Attendance Were:**

Diana Garcia and David Solin; Special District Management Services, Inc.  
 (“SDMS”)  
Paul Grant – Headways Consultant LLC

#### **Residents In Attendance:**

Multiple Residents gathered at the Indian Hills Improvement Association Center  
Ron Versaw  
Jennifer – Resident  
Mary Maifield– Resident  
Roberta– Resident  
Wendy– Resident  
Marc Rosenberg – Resident  
Brian Welch– Resident  
Lori McInnes– Resident  
Kevin Rees– Resident  
Zehra– Resident  
Meg Reed- Resident

### **PUBLIC COMMENT**

- More communication with monthly invoices and including election notices.
- Continue using the message board at the District office.
- More transparency.
- More email communication with residents and notices on the water bill.
- Discussion regarding selling taps.

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### **ADMINISTRATIVE MATTERS**

#### **Confirm Quorum and Present Disclosures of Potential Conflicts of Interest:**

The Board called the meeting to order, noted a quorum was present and discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board and to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with Statute.

**Agenda/Director Absence:** The Board reviewed the Agenda for the District's Regular Meeting.

Following discussion, upon motion duly made by Director Cunningham, and seconded by Director Mosby, upon vote, unanimously carried, the Board approved the Agenda, as amended, and the absences of Directors Pesce and Rylewski were excused.

**Meeting Minutes:** The Board reviewed the Minutes from the November 21, 2024 Special Meeting.

Following discussion, upon motion, duly made by Director Mosby, and seconded by Director Cunningham, upon vote, unanimously carried, the Board approved the Minutes from the November 21, 2024 Special Meeting.

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### **FINANCIAL MATTERS**

**Claims:** The Board reviewed the payment of claims.

Following discussion, upon motion, duly made by Director Cunningham, and seconded by Director Mosby, upon vote, unanimously carried, the Board approved and/or ratified approval of the payment of claims, as appropriate.

**Cash Balance Status Report:** Mr. Solin reviewed with the Board the Cash Balance Status Report.

**2024 Audit Engagement:** The Board discussed and considered approval of the 2024 Audit Engagement Letter from Tatton & Company, LLC.

Following discussion, upon motion, duly made by Director Mosby, seconded by Director Cunningham and, upon vote, unanimously carried, the Board ratified approval of the engagement of the Tatton & Company, LLC to prepare the 2024 Audit.

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**2025 Rates and Fee Increase:** The Board discussed the 2025 Rates and Fees to be increased by 4% effective February 1, 2025.

Following discussion, upon motion, duly made by Director Cunningham, seconded by Director Mosby and, upon vote, unanimously carried, the Board approved the 2025 Rates and Fees increase.

**LEGAL MATTERS** None.

### **OPERATIONS REPORT**

**Storage Tank Levels:** The Board discussed the Storage Tank Levels. It was noted that the tank levels were as follows: Zone 1 is at 11.5 feet, Zone 2 is at 12.63 feet, Zone 3 is at 10.60 feet.

**Nitrate/NO3 Level:** The Board discussed the Nitrate/NO3 level. It was noted that the level is as follows: 7.69 mg/l.

**Status Report/Project Priority List:** The Board discussed the Status Report/Project Priority List.

**Nitrate Removal Project Status:** The Board discussed the Nitrate Removal Project Status. It was noted that Mr. Walton and the ORC have removed the old system. The new system is scheduled to ship January 28th, 2025.

**GIS Project:** The Board discussed the GIS Project. It was noted that the ORC is waiting for access.

**Compressor Project:** The Board discussed the Compressor Project. It was noted that the ORC will put together a price for parts and labor. Director Cunningham noted the filtration system is ready for installation.

**Generator Project:** The Board discussed the Generator Project. It was noted that all generators are up and running. The propane tanks are filled for winter and the Turkey Creek generator has been moved.

**2/3 Booster PRV Upgrade:** The Board discussed the 2/3 Booster PRV Upgrade. It was noted that the ORC is working to schedule.

**#3 Booster:** The Board discussed the #3 Booster. It was noted that it would take an estimated 3-5 weeks to begin the project given parts will need to be ordered. Ms. Garcia will work with Sky Country to scheduled.

**Water Audit:** There were no new updates at this time.

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**Workshop Cleanup:** The Board discussed the Workshop Cleanup.

**Phase I Conservation:** It was noted that the District is still in Phase I Conservation.

**Proposal from J.S. Walton Company, LLC for the Treatment Plan R&R:** The Board discussed the Proposal from J.S. Walton Company, LLC for the Treatment Plan R&R.

Following discussion, upon motion, duly made by Director Cunningham, seconded by Director Mosby and, upon vote, unanimously carried, the Board ratified approval of the Proposal from J.S. Walton Company, LLC for the Treatment Plan R&R.

**Proposal from Fred Bramlet for multi-use structure at Osage and Tejon:** The Board reviewed the Proposal from Fred Bramlet for multi-use structure at Osage and Tejon.

Following discussion, upon motion, duly made by Director Mosby, seconded by Director Cunningham and, upon vote, unanimously carried, the Board approved the Proposal from Fred Bramlet for multi-use structure at Osage and Tejon

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### **BOARD ITEMS**

**January 2024 Leak:** The Board discussed the January 2024 leak. It was noted that final payments have been received.

**Status of PFAS Settlement:** The Board discussed the status of PFAS Settlement and estimated costs of installing PFAS treatments systems at both treatment plants. It was noted that the final report for testing at Well #12 is pending. When received, the District Manager will submit to the law firm overseeing the settlement.

**Status of Jefferson County Culvert Project:** The Board discussed the status of the Jefferson County Culvert Project increase to cover incurred expenses. It was noted that a check for \$1,500.00 was received on December 3, 2024. It was also noted that executed agreements have not been received and the District Manager will follow up with the Project Engineer.

**Aqua Engineering (“AOUA”) Scope of Services and Fee Estimate for Master Plan:** The Board deferred discussion at this time.

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### **OTHER BUSINESS**

The Board discussed alternative payment options for the water vending machine.

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### **ADJOURNMENT**

There being no further business to come before the Board at this time, the meeting was adjourned without objection.

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Respectfully submitted,

By: *Din Gai*  
Secretary for the Meeting