

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE INDIAN HILLS WATER DISTRICT HELD MAY 15, 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 15th day of May, 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:

Marc Rosenberg (in attendance for part of the meeting)
Mike Cunningham, Treasurer
Tony Pesce, Assistant Secretary
Kristin Waters

Also In Attendance Were:

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

Residents In Attendance:

Several residents gathered at the Indian Hills Community Center and remotely via Zoom.

Residents in attendance included:

Samantha Kepley
Ron Matson
Beth Matson
Mike Patterson
Bill Buchanan
Carl Frank
Lisa Cohen
Wendy
Richard Pitts

OPERATIONS REPORT

Operator’s Report: The ORC presented the Board with the Operator’s Report. A leak has been identified in Zone 3, with an estimated loss of 18 gallons per minute (GPM). The ORC noted that a new air compressor was installed at the M&M

RECORD OF PROCEEDINGS

building, and that Turkey Creek is running efficiently and currently supplying the majority of the system's water. A leak was also discovered on a private property located on Matterhorn Drive. A leak detection company was brought in to investigate, but no additional leaks were found. The ORC and his team are continuing efforts to locate the Zone 3 leak and are currently isolating various areas within the zone to help pinpoint its location. To support future leak detection efforts, the ORC recommended the eventual addition of a fire hydrant or more isolation valves to better narrow down leak sources. Currently, water is being redirected from Zone 2 to Zone 3 to maintain service levels.

Storage Tank Levels and Nitrate Level: The Board discussed the Storage Tank Levels. It was noted that the tank levels were as follows: Zone 1- 6.63ft, Zone 2 – 11.47ft, Zone 3.21ft. The Board discussed the Nitrate/NO3 level. It was noted that the level is as follows: 2.5 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. It was noted the system is operating great.

GIS Project: The Board discussed the GIS Project. It was noted that the ORC and his team are actively working on the project, which is currently approximately 20% complete.

Compressor Project: The Board discussed the Compressor Project. It was noted that the ORC is working with Director Cunningham.

2/3 Booster PRV Upgrade: The Board discussed the 2/3 Booster PRV Upgrade. It was noted that the project is currently on hold while the ORC focuses on addressing the low tanks.

#3 Booster: The Board discussed the status of the #3 Booster. It was noted that the project was completed on April 16, 2025. The ORC confirmed that the system is functioning properly.

Water Reconciliation Report: The Board reviewed the Water Reconciliation Report. The District Manager will continue to work with ORC on collecting data.

Evaluations on Wells 7 and 8: The Board reviewed the evaluations on Wells 7 and 8. The ORC's team was unable to start the wells. The ORC recommended engaging an electrician or pump technician to inspect both wells and is currently working on scheduling with Hydro Resources. Director Waters noted that a report

RECORD OF PROCEEDINGS

from 2022 should exist. The ORC's team will follow up to locate and review the report.

Generator Backup at M&M Plant: The Board discussed the backup generator at the M&M Plant. The ORC will coordinate with Altitude Electric to move the project forward.

PUBLIC COMMENT

Mr. Matson raised concerns regarding the 1-2 Booster, specifically related to the nearby propane tank. He questioned who installed the tank and whether the required permits were obtained. The Board will look into these concerns further.

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.

Meeting Location/Manner and Posting of Meeting Notice: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. The Board meeting was held via teleconference. Ms. Garcia reported that notice was duly posted and that no objections to the manner of the meeting or any requests that the manner of the meeting be changed by taxpaying electors within the District boundaries have been received.

Agenda: The Board reviewed the Agenda for the District's Regular Meeting.

Following discussion, upon motion duly made by Director Cunningham, and seconded by Director Pesce, upon vote, unanimously carried, the Board approved the Agenda, as amended, and the absence of Director Rees was excused.

Results of the May 6, 2025 Director Election: Ms. Garcia discussed the results May 6, 2025 Director Election with the Board, noting that Director Rees, Director Rosenberg and Director Waters were each deemed elected to four-year terms ending in 2029.

Appointment of Officers: The Board discussed the appointment of officers.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Cunningham, seconded by Director Pesce and, upon vote, unanimously carried, the following slate of officers was appointed:

President	Mike Cunningham
Treasurer	Kristin Waters
Secretary	Diana Garcia
Assistant Secretary	Marc Rosenberg
Assistant Secretary	Tony Pesce
Assistant Secretary	Kevin Rees

Meeting Minutes: The Board reviewed the Minutes from the March 20, 2025 Regular Meeting.

Following discussion, upon motion, duly made by Director Cunningham, and seconded by Director Pesce, upon vote, unanimously carried, the Board approved the Minutes from the March 20, 2025 Regular Meeting.

Transferring District Records to SDMS Office: The Board discussed the potential transfer of District records to SDMS for safekeeping, as SDMS serves as the Official Custodian of Records. After consideration, the Board decided to retain the records at the IHWD office in order to minimize the cost of scanning additional documents. Ms. Garcia will prepare a list of any additional documents needed by SDMS.

FINANCIAL MATTERS

Claims: The Board reviewed the payment of claims.

Following discussion, upon motion, duly made by Director Pesce, and seconded by Director Cunningham, upon vote, unanimously carried, the Board approved and/or ratified approval of the payment of claims, approved all Directors as signers on the District checking account and authorized Director Waters and Director Cunningham as approvers in Bill.com

Cash Balance Status Reports, Fund Class Report, Cash Flow Statement and Accounts Receivable Aging Report/Customer Past Due: Mr. Solin reviewed with the Board the Cash Balance Status Reports, Fund Class Report, Cash Flow Statement and Accounts Receivable Aging Report/Customer Past Due.

Following discussion, upon motion, duly made by Director Cunningham, seconded by Director Pesce and, upon vote, unanimously carried, the Board approved the Cash Balance Status Reports, Fund Class Report, Cash Flow Statement and Accounts Receivable Aging Report/Customer Past Due.

RECORD OF PROCEEDINGS

Consultant Compensation for Director Waters: The Board discussed the consultant compensation for Ms. Waters for services rendered to the District for January through April 2025.

Following discussion, upon motion, duly made by Director Cunningham, seconded by Director Pesce and, upon vote, unanimously carried, the Board approved compensation for Ms. Waters for ten hours of service at her previous rate.

LEGAL MATTERS

None.

MANAGEMENT ITEMS

Status of PEAS Settlement: There was no update at this time.

Aqua Engineering (“AOUA”) Master Plan Engineering Report: Ms. Garcia discussed the Aqua Master Plan Engineering Report with the Board. Director Waters noted that when the report was originally prepared, a community meeting was held to share the information with residents and provide an opportunity for them to ask the engineer questions.

Aqua Engineering (AOUA) Design Application: The Board deferred discussion at this time.

Resident Vehicle Damage: Ms. Garcia updated the Board on the status.

Repair Work for the 1/2 Booster Station: The Board discussed the proposal for repair work for the 1/2 booster station.

Following discussion, upon motion, duly made by Director Cunningham, seconded by Director Pesce and, upon vote, unanimously carried, the Board approved the proposal for repair work for the 1/2 booster station.

Sale of the 2019 Nissan Frontier: The Board discussed the sale of the 2019 Nissan Frontier.

Following discussion, upon motion, duly made by Director Pesce, seconded by Director Cunningham and, upon vote, unanimously carried, the Board approved the sale of the 2019 Nissan Frontier, authorized the President to sign the title transfer, and appointed Director Cunningham and Director Rosenberg to a committee to authorize the final sale.

Format and Process for Future Meetings: The Board discussed the format and process for upcoming meetings. Director Rees had previously proposed scheduling a Special Meeting for June 12, 2025. The Board agreed and decided to hold this

RECORD OF PROCEEDINGS

meeting in person at the Community Center to facilitate community attendance. The meeting is scheduled for June 12, 2025, at 5:30 p.m.

Proposals for Landscaping Services: The Board deferred taking action at this time. Director Rosenberg will request an additional proposal.

OTHER BUSINESS

Appointment of Samantha Kepley: The Board discussed the appointment of Samantha Kepley to the honorary, unelected position of Director Emeritus.

Following discussion, upon motion, duly made by Director Cunningham, seconded by Director Pesce and, upon vote, unanimously carried, the Board appointed Samantha Kepley to the honorary, unelected position of Director Emeritus.

Leak at Zone 3: The Board discussed efforts to further narrow down the location of the leak in Zone 3. Director Rosenberg will coordinate with the ORC to support the investigation.

ADJOURNMENT

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

Respectfully submitted,

By: 

Secretary for the Meeting