

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE INDIAN HILLS WATER DISTRICT  
JEFFERSON COUNTY, COLORADO**

For the Meeting Held June 17, 2021

The meeting was held in person and was attended by Directors Tony Pesce, Scott Ryplewski, Dave Mosby, and Craig Levy, Managers Chris Vargo and Kristin Waters, Operator Jacob Alexander, and several community members. Samantha Kepley is on excused leave.

Meeting called to order 6:35 pm

Posting of Notice. The meeting agenda had been posted in advance as required by law.

Meeting Agenda: Motion to approve the agenda made by Director Levy and seconded by Director Mosby. Approved 4 – 0

Meeting Agenda: Motion to add executive session at the end of the meeting to discuss employment matters approved. Motion made approve the agenda, with addition, made by Director Levy and seconded by Director Mosby. Approved 4 – 0

Administration/Financial Reports: Check report was reviewed with a motion made by Director Mosby and seconded by Director Levy to approve checks 14490– 14507 and EFT's and void check 14503. Report approved by a vote of 4 – 0. Cash Balance status, Cash Flow Statement, and Accounts Receivable Aging/Customer Past Due reports were reviewed.

-SDA Financial Accounting webinar recommended accounting for Tap Fees separately in finances (see Class Fund Report below).

-A new report, the Class Fund Report was created by Kristin to separate finances into 3 funds including Capital Funds, Operating Funds, and Tap Fee Funds. The report gives a snapshot of income, expenditures, and balance year-to-date for each of the three funds. The Board found the report useful and it will be included in the monthly reports going forward.

-Safety fund reimbursement in the amount of \$1009.74 for COVID expenses and \$1064.74 for safety equipment was received from District insurance.

Legal/Information Updates:

Advice received from Counsel on Rules and Regulations Sections 2.1 and 2.8 regarding tap application approval.

Operations:

Chris Vargo introduced District Water Operator, Jacob Alexander. Jacob presented the Operations Status Report including information on well production and water testing results. The upper well field is producing normally and with a 10 gpm blend from Zone 2, the nitrate level 6.9 and the chlorine residual is 2.6 mg/l. At Turkey Creek, Ops is seeing solid flow of 40

gpm from the 3 wells, total chlorine is leaving the plant at 2.5 mg/l, and iron and manganese treatment is effective.

- Tanks are full

- MIEX Nitrate removal system is offline. District was not awarded the nitrate grant, but will continue to look into further opportunities. Operations will go back to replacing parts and updating the current nitrate removal system.

Projects: Hydrant flushing and flow testing completed in all 3 zones. GM continues to work on well assessment and Discharge permit at TC has been submitted to CDPHE.

#### Audience/Customer Comments or Concerns:

- Mike Cunningham commented that he felt the May meeting was chaotic and he was discontented that the Board did not decide to allow more time per comment. He believes that variance cases have to allow public comment and that written comments and/or concerns should be attached to meeting minutes.

- Jody Sanders asked about current tap fees, how many taps have been issued in the last 3 – 5 years, and why is the District not under conservation? Jody gave a summary of drought history in Indian Hills and her conservation efforts.

- Dave Timm stated that he did not know about the rate increase. Question about late fees.

- Jeffrey Swan spoke about water studies and expected worldwide water shortage.

- Mike McInnes asked if there are any engineers on the Board and about District water rights.

#### Board Items:

Rules & Regulations Sections 2.1 and 2.8. – Application for License. IHWD will align lot size with Jeffco OWTS Rules while District continues working with Jeffco to resolve water and septic issues in Indian Hills. Director Ryplewski made a motion to adopt the new wording in Sections 2.1 and 2.8. After discussion, the motion was seconded by Director Levy and approved by a vote of 4 – 0. There was also a motion to remove part of a sentence relating to remote meters in Section 6.4. Remote meters are no longer used in the District. The motion was approved by a vote of 4 – 0.

4416 Parmalee Gulch Rd. – A rezoning application has been submitted to Jeffco to allow multifamily dwellings. Current zoning is commercial C1 with a plumbing business operating on the premises. The property owners attended and stated that they are early in the process to determine what would be allowed on the lot. Owners have met with Jeffco health to look into upgrading the septic to high efficiency. IHWD current Rules and Regs do not address multi-family/multi-use properties. District will survey other Districts for rules and commercial rates.

Well Abandonment – Legal has advised IHWD that current law requires abandonment of exempt well if tap application is approved. Homeowners cannot legally have both well and tap. IHWD will research the law, draft changes to tap and ADU application forms to review with legal, and present to Board for further review.

