

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

For the Meeting Held July 15, 2021

The meeting was held in person and was attended in person by Directors Sam Kepley, Dave Mosby and Managers Chris Vargo (GM) and Kristin Waters (OM), and several community members. Scott Ryplewski and Craig Levy attended by phone. Tony Pesce was absent and excused.

Meeting called to order 6:37 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 Mosby and seconded by Director Ryplewski. Approved 4 – 0

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Administration/Financial Reports: Check report was reviewed with a motion made by Director Mosby and seconded by Director Kepley to approve checks 14508– 14533 and EFT's. Report approved by a vote of 4 – 0. Cash Balance Status, Fund Class Report, Cash Flow Statement, and Accounts Receivable Aging/Customer Past Due reports were reviewed.

-In order to segregate Capital Funds and Tap Fee Funds as much as possible, District will maintain a minimum balance in the business checking account for Operating expenses and to avoid service charges. Kristin recommended a transfer of \$335,000 from business checking to ColoTrust Plus account followed by a transfer of \$500,000 from the Plus account to open a ColoTrust Edge account. The Edge account will earn more than 4 times the interest of the Plus account. The Board reviewed the recommendation and agreed that the transfers should be made.

Legal/Information Updates:

Advice received from Counsel on Rules and Regulations Sections 2.1 regarding well abandonment.

Operations:

-The upper well field is producing normally with continued blend from Zone 2 to reduce nitrates, the nitrate level 6.79 and the chlorine residual is 2.62 mg/l.

-At Turkey Creek, production from the 3 wells is slowing, slower creek flow is resulting in higher iron and manganese treatment and chemical levels have been adjusted.

- Tanks are full

- MIEX Nitrate removal system is offline. 7/15 – Ixom worked with Ops to recalibrate and troubleshoot the system.

Projects: 7/16 Water pump assessment planned for asset management which is scheduled to complete in August. Asset management information will be used in rate review. The office parking lot will be re-graded to take care of washout area. Other District access road issues also need to be addressed.

-GM continues to work on well assessment, Vulnerability Assessment for Security and Emergency Response Plans, and Discharge permit at TC has been submitted to CDPHE.

#### Audience/Customer Comments or Concerns:

Leslie \_\_\_\_\_ commented that she agrees that longer presentations should be allowed by the Board.

Ron Mattson commented that Osage Road can be a hazard in winter months. Asked about the solar panels at the Zone 1 tanks.

Mike Cunningham – commented again that 3 minute limit is not long enough for customer comment and thinks there should be time for public comments if a variance is being reviewed.

#### Board Items:

##### Rules & Regulations –

Well Abandonment – According to Colorado State Engineer Rules and Regulations, properties should not have both a water tap and an exempt well. In order to align with these rules, the District made changes to its IHWD Rules & Regs Section 2.1, Water Tap Application, and Water Service Agreement documents. New wording states, for new tap applications, an existing exempt well shall be abandoned after commencement of water service with the District. In the Water Service Agreement the Directors chose Option 2: Landowner agrees to abandon all such wells located on the property. Director Ryplewski made a motion to approve the document changes which was seconded by Director Mosby. The motion was approved by a vote of 4 – 0.

Delinquent Accounts - Section 3.6 was changed to reflect new delinquent fees approved with the new water rates that went into effect on 1/1/2021. All charges which are delinquent shall be charged an interest rate set by the Board.

Water Rate/Tap Fee Review – CRWA is performing a rate review included tap and ADU fees. OM collected rates and other data from nearby District for comparison.

Public Comment/Variance Questions – The District consulted with legal counsel regarding resident's questions. 1. There is no statutory requirement to have a general public comment period except in cases where a "public hearing" is required. Discussion about the difference between a comment and a discussion: any topics that would be better served by a discussion can be added as an agenda item. 2. Written comments are not typically attached to official meeting minutes. A summary of comments is sufficient. 3. Public comment is not required if the Board is considering a variance. The Board rarely approves a tap application in the same month it is received, especially if it does not meet Jefferson County minimum lot sizes. There is usually

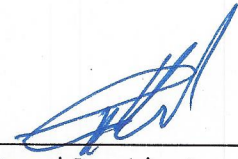
an information gathering period and posting on two meeting agendas. This process allows the community enough time to ask questions and comment.


Funding Options – District managers researched and presented funding options available to the District and the option of establishing an enterprise. The Board and managers are interested in transparency and input from the public if funding is required. Managers will work on prioritizing actionable projects and then meet with no more than 2 Board members to work on a Capital Expenditure Plan which will be presented at the August Board meeting.

ADU Applications – Moratorium on ADU's will continue until ADU Tap fee is determined and coordination with Jeffco is set up. Discussion about possible unauthorized water use in unpermitted ADU's and how to account for it in water auditing. It was decided that District will consider 7.5% of water loss will be considered unauthorized in water accounting. Appropriate charges for ADU use will need to be determined.

Next regular Board meeting date 8/19/2021

There being no further business to come before the Board, the meeting was thereupon adjourned at 8:40 pm with a motion made by Director Mosby, seconded by Director Ryplewski, and approved 4 – 0.

*Acting*  8-19-21  
Board President Date

*Acting*  8-19-21  
Board Secretary Date

