

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

For the Meeting Held September 23, 2021

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

Meeting called to order 6:33 pm

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

Meeting Agenda: Motion to approve the agenda made and seconded. With no edits to the agenda, it was approved 4 – 0

Meeting Minutes: Motion made approve the August 19, 2021 minutes made and seconded. Approved 4 – 0

Audience/Customer Comments or Concerns:

Resident asked about water restrictions and issuing of new taps. Also asked about District water rights.

Employee Anniversary: Recognize Chris Vargo's work anniversary – 1 year on 9/28/2021. The Board acknowledged Chris' hard work over the past year and expressed many thanks.

Administration/Financial Reports: Check report was reviewed with a motion made to approve checks 14561– 14590 and EFT's, voiding check number's 14557, 14567, 14572. 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.

-Budget Process Review – A Board Sub-committee will meet with managers to review budget draft. Budget due to Board 10/15/2021 and will be reviewed at the 10/21/2021 Board meeting. A public hearing is scheduled at the 11/18/2021 meeting to adopt the budget before the 12/15/2021 statutory deadline.

-Credit Card Fees – recent increase in fees has prompted review of costs to District. Passing fees on to customers will be reviewed at Public Hearing scheduled for the 11/18/2021 Board Meeting.

-SDA conference was attended by both IHWD managers who came back with new requirements, information, and ideas for the District including management, legislation, compliance, and cybersecurity.

Legal/Information Updates:

No legal updates at meeting

Operations:

-Phase I Conservation in effect 9/23/2021.

-Production from the gallery well has been decreasing since June – currently 9.17 gpm. Pump changeout and discharge line cleaning resulted in a good week of production and then declined again.

-The upper well field is producing 16-17 gpm with both wells online.

- MIEX Nitrate removal system is offline. Water is blending from Zone 2 to Zone 3 to meet demand and keep nitrates levels under 10.0 mg/l MCL. Nitrate levels are at 8.5 mg/l leaving the treatment plant.

- Tanks: Zone 1 - 50%, Zone 2 - 73%, Zone 3 – 73%

Projects: Received TC discharge permit approval from CDPHE. Well assessment and rehabilitation project scheduled, Security and Emergency Response Plan assessment in the works, finishing hydrant static pressure testing, and tap connection being planned.

Board Items:

Water Rate/Tap Fee Review – CRWA water rate review results indicate current rates are a good structure. Advise further review after 2 years in 2022. Review of tap and ADU fees still in process.

4745 Picutis ADU – Concerns about property sale and permitting process were discussed. Set up a meeting with Jeffco. District will notify owners of violations and perform inspection.

23740 Mont Blanc Tap Application – 2.24 acres located in septic prohibition area. Owner is a IHWD Board member and proper procedures for reviewing and voting on tap application were reviewed. Property owner working with County and will keep the Board updated on progress. Will review tap application again when further information is provided.

Eudaimonia – Second tap review. District will send a certified letter giving two options that are available for providing water to the gym structure.

Rules and Regulations - Review sections with legal


Section 2.7 Summer Accounts – update wording to reflect water rates that went into effect 1/1/2021. New wording suggested by legal adopted by a vote of 4 – 0

Section 2.10 - 2.17 Suspensions and Revocations – review standard practice and law to clean up sections and clarify policies. New wording suggested by legal stating process for service suspension, hearing process, and reinstatement, minus section 2.15 which needs further clarification, were adopted by a vote of 4 – 0.

Section 3.2 & 3.3 Rate Service – Rate review frequency policy reviewed and re-worded according to legal advice. New wording adopted by a vote of 4 – 0.

Next regular Board meeting date 10/21/2021

There being no further business to come before the Board, the meeting was thereupon adjourned at 7:54 pm with a motion made and seconded, passing by a vote of 4 – 0.

 *Samuel Kepley* 10/21/21  
Board President Date

*Bryce* 10/21/21  
Board Secretary Date