

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE INDIAN HILLS WATER DISTRICT HELD MARCH 20, 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 20th day of March, 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
Tony Pesce
Scott Ryplewski

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 Improvement Association Center
Ron Versaw
Marc Rosenberg
Carl Frank
Kevin Rees
William Buchanan
Gary Buchanan
Ron Matson
Emery Carson
Mike Patterson
Sandy Patterson
Kristin Waters
Lisa C.
Andrew
Steve Hosie

RECORD OF PROCEEDINGS

PUBLIC COMMENT

Deputy Chief commented that there is no communication regarding water levels. The Chief was informed that the agreement with the Fire Chief was that the District would only notify when levels are low enough to impact Fire District operations.

Mr. Rees had multiple questions regarding audits, water hauling, the nitrate system, and capital expenses.

Mr. Versaw commented on the 1-2 Booster station stating this booster station has affected his property value. The ORC and Director Cunningham both commented that the only current projects are the new multi-use storage and the generator.

There were multiple questions regarding the new nitrate system.

Mr. Hosie used this time to thank the Board and Ms. Waters.

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 Kepley, upon vote, unanimously carried, the Board approved the Agenda, and the absence of Director Mosby was excused.

Meeting Minutes: The Board reviewed the Minutes from the January 16, 2025 Regular Meeting.

Following discussion, upon motion, duly made by Director Cunningham, and seconded by Director Kepley, upon vote, unanimously carried, the Board approved the Minutes from the January 16, 2025 Regular Meeting.

FINANCIAL MATTERS

Claims: The Board reviewed the payment of claims.

Following discussion, upon motion, duly made by Director Pesce, and seconded by

RECORD OF PROCEEDINGS

Director Cunningham, upon vote, unanimously carried, the Board approved and/or ratified approval of the payment of claims, excluding the payment to IXOM, which remains under Board review.

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.

Policy Revision to Waive Standby Fee for 01(c)(3) Non-Profit Organizations:

Mr. Solin reviewed with the Board the minor policy revision to waive standby fee for 501(c)(3) Non-Profit Organizations based within, and specifically and singly serving the Indian Hills community, and currently possessing a prepaid but unused tap. The Board also noted the desire to have the availability of the center for emergencies and to utilize the community sign.

Following discussion, upon motion, duly made by Director Pesce, seconded by Director Cunningham and, upon vote, unanimously carried, the Board approved the minor policy revision to waive standby fee for 501(c)(3) Non-Profit Organizations based within, and specifically and singly serving the Indian Hills community, and currently possessing a prepaid but unused tap.

LEGAL MATTERS

None.

**OPERATIONS
REPORT**

Operator's Report: The ORC presented the Board with the Operator's Report. For the Turkey Creek update, it was noted that the gallery well was flushed March 17, 2025 and is now pumping 23 gpm, aiding to refill Zone 1 tanks. The ORC noted a leak at Zone 3 that will require attention. The ORC updated the Board regarding Well 11R. It was noted the motor is malfunctioning and it will take a few weeks to schedule repairs. The Upper Well Field update included a status update regarding the nitrate removal system. The ORC noted that the MIEX system is functioning well. Minor repairs and leak fixes are in progress. Additionally, the ORC mentioned that the compressors either needs to be replaced or rebuilt.

Storage Tank Levels: The Board discussed the Storage Tank Levels. It was noted that the tank levels were as follows: Zone 1 is at 6 feet, Zone 2 is at 10.26 feet, Zone

RECORD OF PROCEEDINGS

3 is at 2.29 feet. The ORC stated that the treatment shut off due to high turbidity and did not restart itself. The operator manually restarted the system during his routine checks. Operations are currently investigating potential leaks within the system.

Nitrate/NO3 Level: The Board discussed the Nitrate/NO3 level. It was noted that the level is as follows: 3.53 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 that the system is fully installed and operational, with the ORC reporting it is functioning. However, additional capacity is needed in the Memcor unit to treat more water.

GIS Project: There were no updates at this time.

Compressor Project: The Board discussed the Compressor Project. It was noted that the ORC will resume now that the MIEX system is fully installed.

2/3 Booster PRV Upgrade: There were no updates at this time.

#3 Booster: The Board discussed the status of the #3 Booster. It was reported that Sky Country has ordered the necessary parts. Ms. Garcia will coordinate and schedule the installation soon.

Water Reconciliation Report: The Board reviewed the Water Reconciliation Report. Ms. Garcia updated the Board on the findings, noting significant water loss: 61% in November, 52% in December, and 49% in January.

Well Status, Capacity and Water Hauling: The Board discussed the status of the wells, capacity, and water hauling. It was reported that Hydro Resources completed a diagnostic test on Well 11R and determined that the motor is faulty and will need to be replaced. Director Cunningham mentioned that the District had to haul water during the installation of the MIEX system.

Increase Capacity on Memcor: The Board discussed the potential to increase the Memcor unit's capacity to match treatment capabilities, raising the flow rate from 30 gpm to 50 gpm.

Finalizing Evaluations on Wells 7 and 8: There were no updates at this time.

Evaluate Additional Storage Locations: There were no updates at this time.

RECORD OF PROCEEDINGS

Generator Backup at M&M Plant: There were no updates at this time.

MANAGEMENT ITEMS

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 Well #12 testing has been submitted, and the Board is awaiting an update from the firm overseeing the PFAS water contamination claim

Status of Jefferson County Culvert Project: The Board discussed the status of the Jefferson County Culvert Project. It was noted that the executed Easement Agreement from the County was received on February 5, 2025.

Aqua Engineering (“AQUA”) Services for Upcoming Potential Projects: The Board instructed the District Manager to request a proposal from AQUA for Memcor expansion.

Resident Vehicle Damage: The Board discussed the repairs and cost for resident’s vehicle damaged by former District employee. The Board directed the District Manager to submit a claim to insurance.

Action Plan for 2019 Nissan Frontier: The Board discussed the action plan for the 2019 Nissan Frontier.

Following discussion, upon motion, duly made by Director Cunningham, seconded by Director Pesce and, upon vote, unanimously carried, the Board directed the District Manager to sell at market value and authorized the Board President to sign the title transfer.

Home Security Centers Repair Estimates: The Board reviewed the Home Security Centers repair estimates for additional location monitoring.

Following discussion, upon motion, duly made by Director Pesce, seconded by Director Cunningham and, upon vote, unanimously carried, the Board approved the Home Security Centers repair estimates for additional location monitoring.

Altitude Electric Generator Maintenance Proposal: The Board reviewed the Altitude Electric generator maintenance proposal.


Following discussion, upon motion, duly made by Director Cunningham, seconded by Director Pesce and, upon vote, unanimously carried, the Board approved the Altitude Electric generator maintenance proposal.

RECORD OF PROCEEDINGS

OTHER BUSINESS **Update on the May 6, 23025 Election:** Ms. Garcia updated the Board on the May 6, 2025 Election. It was noted that there are six candidates running for the Board of Directors.

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