

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE FOREST VIEW ACRES WATER DISTRICT AND THE BOARD OF DIRECTORS OF THE WATER ACTIVITY ENTERPRISE HELD DECEMBER 9, 2020

ATTENDANCE

In attendance were Directors:

Brad Hogan; President
Hans Zimmermann (via speakerphone)
Nancy Wilkins (via speakerphone)
Victor McBride; Treasurer
Eckehart Zimmermann

Also in attendance were:

Lisa A. Jacoby; Community Resource Services, LLC (“CRS”)
Gabby Begeman; ORC Water Professionals (“ORC”) (for a portion of the meeting via phone)
Gwen Dall; JDS Hydro Consultants, Inc. (for a portion of the meeting)
Peter Johnson; Vranesh and Raisch, LLP

ADMINISTRATIVE ITEMS

The meeting was called to order at 6:00 p.m. at the Monument Sanitation District offices; 130 2nd Street, Monument, CO 80132.

Agenda – Ms. Jacoby distributed for the Board’s approval the proposed Agenda. Following discussion, upon motion duly made by Director McBride, seconded by Director E. Zimmermann and, upon vote, unanimously carried, the Agenda was approved, as amended.

Re-negotiation of Community Resource Services of Colorado (“CRS”) Contract – Following discussion, upon motion duly made by Director E. Zimmermann, seconded by Director H. Zimmermann and, upon vote, carried by Directors E. Zimmermann, H. Zimmermann, McBride and Hogan voting “Yes” and Director Wilkins voting “No”, the Board approved the Community Resource Services of Colorado re-negotiated contract as presented, effective January 1, 2021.

Minutes - The Board reviewed the Minutes of the October 28, 2020 Regular Board meeting.

Following discussion, upon motion duly made by Director McBride, seconded by Director E. Zimmermann, upon vote, unanimously carried, the October 28, 2020 Minutes were approved, as amended.

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PUBLIC COMMENT

There was no public comment.

OPERATIONS AND MAINTENANCE ITEMS

ORC Water Professional's Monthly Operations Report – Ms. Begeman provided her report.

Arapahoe Well Pump Replacement Project – Ms. Begeman reported that the project had been completed October 29, 2020 with only one day's worth of water hauling (approximately 15,000) being delivered to the booster station and pumped into the system to ensure that there was water in reserve, while the Arapahoe Water Plant was out of service.

She noted that the Mission Remote Monitoring Alarm System is installed and can be configured to operate the Well based on tank level, if an optional Tank and Well package is purchased. The cost of the Well and Tank package is a one-time fee of \$1,200. An additional Mission box is required to be installed at the Tank (\$2,500 for the unit and approximately \$500 annually for the service).

Booster Pump Station – Ms. Begeman reported that the Mission Remote Monitoring Alarm System was installed and operational. This system can be utilized to control the Well in the event of a failure at the Booster Station. In lieu of the problematic radio system, an upgrade to the Mission system is being suggested to allow for relay output to control and interlock the system. The additional cost for the upgrade is a one-time fee of \$800 and an increase in the service fee by \$183 annually.

Mission Remote Monitoring Alarm System - Following discussion, upon motion duly made by Director Wilkins, seconded by Director E. Zimmermann, upon vote, unanimously carried, the Board approved purchase and conversion of existing M150 to M850 RTUs for the Arapahoe Well Pump and Booster Pump Stations for an amount of \$2,000.

Distribution System – Ms. Begeman reported that a leak found in the yard hydrant at the booster pump station was isolated and promptly repaired by Global Underground; a leak in the PRV pit on Red Stone Ridge Road and Red Rock Ranch Dr. was isolated and pumped out with a leaky fitting repaired. All valves within the distribution system are in process of being located, exposed and exercised. Monthly bacteriological samples taken and quarterly disinfection by-product samples taken.

Meter Repairs/Installations – Ms. Begeman reported that 100% of those residents that require/allow for smart meters, have been installed and are operational at this time.

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Surface Water Treatment Plant – Ms. Begeman reported that the inlet was cleaned and inspected on October 29, 2020; the monthly MOR report for the State had no violations; the Mission system was installed at the plant on November 21, 2020 and was providing alarms and datalogging information as expected.

Ms. Begeman presented a Tri-Lakes Garage Door proposal for replacement of the SWTP dilapidated door. The Board determined to defer to the next Board meeting.

CAPITAL/ ENGINEERING ITEMS

JSD-Hydro Consultants, Inc. (“JDS”) Monthly Report (enclosure) – Ms. Gwen Dall presented her report to the Board.

Arapahoe Well Pump Replacement Project – Ms. Dall reported that with the pump replacement project a video inspection was performed of the well and a hole was found in the casing at a depth of 1030 requiring repair. In addition to repairing the hole in the casing, the Well should be cleaned to open up the screens and remove sediment from the bottom of the Well. A cost estimate from Applied Ingenuity was presented in the amount of \$40,741. The Board deferred action at this time.

Town of Palmer Lake Emergency Connection Discussion – There was no update regarding this matter.

FINANCIAL ITEMS

2020 Audit Engagement – Upon motion duly made by Director E. Zimmermann, seconded by Director Wilkins, upon vote, unanimously carried, the engagement of Schilling & Company to perform the 2020 Audit for an amount not-to-exceed \$6,200, was ratified.

Treasurers Report / Bank Balances / Transactions - Director McBride reported that the Financial Statement cash balances and transactions reconciled with the bank statements.

November 30, 2020 Cash Position (adjusted as of December 3, 2020) and Unaudited Financial Statements for the period ending November 30, 2020 – Upon motion duly made by Director E. Zimmermann, seconded by Director McBride, upon vote, unanimously carried, the Board accepted the November 30, 2020 Cash Position adjusted as of December 3, 2020 and unaudited Financial Statements for the period ending November 30, 2020.

BOKF Bank Statement – Director McBride noted that the balance as of December 3, 2020 was \$273,085 (rounded), not including the current months payables.

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ColoTrust Bank Statement – Director McBride noted that the balance as of December 3, 2020 was \$653,091.

Billing Register Report (enclosure) – No action was required.

Tap Fee Report (enclosure) – No action was required.

Claims – The Board reviewed the claims totaling \$85,051.85 represented by check numbers 04977 - 04995, plus auto payments totaling \$8,302.34 for a grand total of \$93,354.19.

Following review, upon motion duly made by Director E. Zimmermann, seconded by Director McBride, upon vote, unanimously carried, the claims were approved, as presented.

Community Resource Services (“CRS”) August, 2020 Invoice – No action was taken by the Board.

OTHER BUSINESS/ DIRECTOR'S ITEMS

Amendment the District's Policies Establishing a New Customer Water Service Procedure and Tap Fee Collection Procedure - Following review and discussion, upon motion duly made by Director E. Zimmermann, seconded by Director McBride, upon vote, unanimously carried, the Policies were amended to include a New Customer Water Service Procedure and Tap Fee Collection Procedure, as discussed.

Consider Amending the District's Rules and Regulations to update the Inclusion Petition Form and Rates/Fees Schedule - Following discussion, upon motion duly made by Director McBride, seconded by Director E. Zimmermann, upon vote, unanimously carried, the Rules and Regulations were amended to update the Inclusion Petition Form and Rates/Fees Schedule.

Look Ahead Schedule – Revisions were noted.

LEGAL ITEMS

Proposed Inclusion of Property known as Red Rock Acres – EXECUTIVE SESSION Pursuant to §24-6-402(4)(e), C.R.S. to receive legal advice, develop negotiating positions, strategy, or instruct negotiators; and pursuant to §24-6-402(4)(b), C.R.S. to consult attorney on specific legal questions – Upon motion duly made by Director McBride, seconded by Director E. Zimmermann, upon vote, unanimously carried, the Board entered into Executive Session at 7:40 p.m. to discuss matters related to Red Rock Acres Inclusion Submittal and draft Inclusion Agreement.

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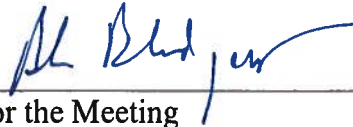
Upon motion duly made by Director E. Zimmermann, seconded by Director McBride, upon vote, unanimously carried, the Board entered into regular session at 8:17 p.m.

Following discussion, upon motion duly made by Director McBride, seconded by Director E. Zimmermann, upon vote, unanimously carried, the Board directed Attorney Johnson to respond to Red Rock Acres that the District will allow for Attorney Johnson to review the water rights pertaining to the Red Rock Acres inclusion and take them through the water court process, with the expectation that Red Rock Acres will fund the costs for this work. Further, the Board authorized Attorney Johnson to continue to work with Red Rock Acres representatives to finalize the Inclusion Agreement, and the Board approved the scheduling of the Inclusion Hearing for January 27, 2021, with proper Notice to occur pursuant to statute.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at approximately 8:20 p.m.

Respectfully submitted,



Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL DECEMBER 9, 2020 MINUTES OF THE FOREST VIEW ACRES WATER DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

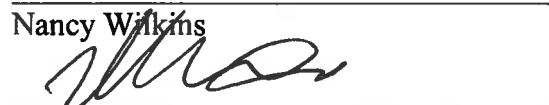


Brad Hogan




Eckehart Zimmermann

Hans Zimmermann



Nancy Wilkins



Victor McBride