

Mesa Cortina Water & Sanitation District
BOARD OF DIRECTORS MEETING
Tuesday, October 3, 2006
Blue River Room – Silverthorne Library

Attending Board members:

| | |
|---------------|--------------|
| Bob Brokmeyer | Billy Jack |
| Randy Rehn | Jon Whinston |

Others attending:

| | |
|-----------------|--|
| Jeff Leigh | District Manager |
| Matt Willitts | Water Operator, Water Solutions |
| Bob Polich | District Administrator, Mountain Systems |
| Tom Vandeventer | 106 Spring Beauty Drive |

President Jon Whinston called the meeting to order at 5:05 PM

Minutes. *The minutes from the September 5, 2006 meeting were approved as written. (Rehn/Whinston,4-0).*

Operations. Matt reported the Buffalo Mountain Metro District (BMMD) master meter had failed in September. The meter was replaced and the usage during the four days it was not in operation was estimated. Matt discontinued water pumping from Well #4 and #6 during a portion of September to maximize BMMD water usage to the minimum charge. The well shut off also is beneficial in providing a break to the well field.

The tank level was being fluctuated for water quality purposes. Normal tank variation is a two foot drop from 30 to 28 feet. The water fluctuation provides a four foot drop. The tank level is maintained to allow for fire protection. During the spring and fall the tank is intentionally overflowed for water quality. The overflow has to be manually checked as the tank level cannot be accessed remotely.

Matt will continue to adjust the BMMD usage to maximize the minimum gallons charged monthly to the District regardless if used or not. Jeff Leigh is to be contacted regarding any change in District operation.

The fire hydrant on Aspen Drive required more work than anticipated. The work had been completed and the hydrant was returned to service. The ownership of this hydrant is in dispute with BMMD. It was confirmed the hydrant is connected to the Mesa Cortina water supply. The hydrant had been hit causing the damage. The cost of the repair was approximately \$750.

Financial. The 3rd quarter user bills had been sent. A summary of the usage and billing was discussed. As the 3rd quarter had ended only a few days ago, no financial summary was available. The status of the Standby or Availability fee to vacant lots was discussed. An increase in the Standby fee will be considered as part of the 2007 budget to be covered at the next meeting.

Joint Sewer Authority (JSA). Jeff Leigh had attended the recent JSA meeting and indicated the proposed EQR change would become effective in 2007. The new EQR policy would affect homes larger than three bedrooms or three bathrooms. An additional 0.1 EQR per bedroom or bathroom would be charged. The District would lose approximately 13 of its available unused EQR's from the change. It is likely additional sewer taps would be available in 2012 through a paper "plant expansion". The projected cost was \$1,000 per tap. Based on the current building trend in Mesa Cortina and the future availability of additional EQR taps, Jeff felt there was not any need at this time to acquire additional EQR rights.

There was a discussion by the Board regarding user fees beginning in 2007 to cover the cost of the new EQR charges. Also discussed was if any additional sewer tap fees would be charged to users exceeding three bedrooms or three bathrooms or if the projected cost of \$1,000 per new EQR charged should be allocated to the affected home over the next six years.

Owner comment. Bud Rowley has submitted a letter to all board members that had only been received by Jeff. Subsequent to the meeting it was determined the original letter had been sent to a wrong address. Bud had summarized his opinion of the September 5, 2006 meeting topics and again raised his concern regarding the current Standby fee rate. A copy of the approved minutes of the meeting would be available to Bud.

Bayshore Easement. The final approval of the Bayshore Easement was expected to be completed prior to Thanksgiving. It had been confirmed that the easement would provide the District access for a sewer line, water line, wells and water facilities.

Water Tank Repair. Jeff indicated he would like to commit to the interior water tank repairs in May 2007. The work was projected to take three weeks. The scope of the work would be to strip the tank, weld patches as needed, and install an epoxy liner. The cost was estimated at \$33,000. Matt recommended that inspection of the work be required to insure the quality and timeliness of the tank work. There was a discussion regarding asking the contractor for quality control information on his proposal.

The meeting was adjourned at 7:07 PM.