



# GREEN MOUNTAIN WATER & SANITATION DISTRICT

**Board of Directors Regular Meeting  
September 12, 2023**

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Lakewood, CO 80228  
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## NOTICE OF REGULAR MEETING

### GREEN MOUNTAIN WATER AND SANITATION DISTRICT

September 12, 2023.

NOTICE IS HEREBY GIVEN that the Board of Directors of the GREEN MOUNTAIN WATER AND SANITATION DISTRICT, of the County of Jefferson, State of Colorado, will hold a regular meeting at 6:00 p.m., Tuesday September 12, 2023, at 13919 W. Utah Ave., Lakewood, Colorado 80228. This meeting will be held for the purpose of conducting such business as may come before the Board. This meeting is open to the public.

VIRTUAL MEETING OPTION: For those who may not be able to attend in person, the District will offer the option of participating in this meeting by a video/conference call. To attend, please go to:

<https://us06web.zoom.us/j/89533225776>

Or call [+1 669 900 6833](tel:+16699006833) and enter the Meeting ID.

**Meeting ID: 895 3322 5776**

To troubleshoot issues with connection at the time of the meeting, please follow this link <https://support.zoom.us/hc/en-us/sections/200305593-Troubleshooting>

If you still experience issues, email [customerservice@greenmountainwater.org](mailto:customerservice@greenmountainwater.org) and our IT staff will assist you as soon as possible.

The District does not discriminate on the basis of race, age, national origin, color, creed, religion, sex, sexual orientation or disability in the provision of services. People with disabilities needing reasonable accommodation to attend or participate in a District Board meeting can call (303) 985-1581 or email [customerservice@greenmountainwater.org](mailto:customerservice@greenmountainwater.org) for assistance. Please give notice as far in advance as possible so we can accommodate your request.

#### **Board Members**

Karen Morgan President May 2027

David Garner Vice President May 2025

Todd Hooks Treasure May 2027

David Wiechman Secretary May 2025

Roger J. Wendell May 2025

1. **Call to Order/Declaration of Quorum**
2. **Directors' Matters: Disclosure Matters**
3. **Approval of/ Additions to/Deletions from the Agenda**
4. **Public Comment** (limit 5 minutes per person)

Per passed Motion of the GMWSD Board of Directors, May 11, 2021: Members of the public wishing to address the board during the public comment period are asked to keep the comments civil and related to the items in the agenda, or to the conduct of the district business. Members of the public wishing to address the Board will be recognized by the board to maintain proper decorum.

Since the Green Mountain Water and Sanitation District board values your input, we always offer additional opportunities for the public to provide comments by using the district's email system or by phoning into customer service in the event they do not get on during the meeting during the period set aside for the public comment.

5. **Approval of Minutes**
  - a. May 9<sup>th</sup> meeting minutes [pg 4](#)
  - b. June 13<sup>th</sup> meeting minutes [pg 11](#)
  - c. June 20<sup>th</sup> meeting minutes [pg 18](#)
  - d. June 28<sup>th</sup> meeting minutes [pg 21](#)
  - e. July 11<sup>th</sup> meeting minutes [pg 24](#)
  - f. July 18<sup>th</sup> meeting minutes [pg 32](#)
  - g. July 28<sup>th</sup> meeting minutes [pg 35](#)
  - h. Resign May 18<sup>th</sup> minutes
  
6. **Financial Matters (Doug Pavlich) [pg 37](#)**
  - a. August/September 2023 Daily/Monthly Operating Expenses & Capital Expenditures [pg 38](#)
  - b. August 2023 Unaudited Financial & Investment Report [pg 45](#)
  - c. Discuss Quote from Utility Metering Solutions [pg 59](#)
  
7. **District Engineer Report (Mike Yost) [pg 60](#)**
  - a. Maintenance & Operation Report
  - b. Proposed Development Review
  - c. Engineering Projects
  - d. Infrastructure Replacement Projects
  - e. Consulting Engineer Update
  
8. **Director's Matters**
  - a. District Manager Search Update
  - b. Capital Improvement Fee Recommendation
  
9. **Legal Matters (Dylan Woods, Title 32 Attorney for the District)**
  - a. Fossil Ridge update [pg 72](#)
  
10. **Executive Session** Executive Session pursuant to §24-6-402(4)(b) and/or §24-6-402(4)(e), C.R.S. for the purpose of receiving legal advice regarding Ravine bridge.
  
11. **New Business**
  
12. **Adjourn**

**BY ORDER OF THE BOARD OF DIRECTORS:  
GREEN MOUNTAIN WATER AND SANITATION DISTRICT**

MINUTES OF THE REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF  
GREEN MOUNTAIN WATER AND SANITATION DISTRICT

May 9, 2023

A Regular Meeting of the Board of Directors (the “Board”) of the Green Mountain Water and Sanitation District, (the “District”) was held at 6:00 p.m. on Tuesday, May 9, 2023.

The audio recording of this meeting is available on the District’s website.

<p><b>Attendance:</b></p>	<p>A Special meeting of the District was scheduled in compliance with the laws of the State of Colorado, with the following directors in attendance:</p> <p>Karen Morgan, Vice President Dave Wiechman, Secretary Todd Hooks, Treasurer Roger J. Wendell, Director</p> <p>Also present were: Jeff Tyus – District Manager Dylan Woods – Attorney Sam McKay Jeff Baker David Garner Mike Yost Kathy Zawistowski Imara Ludmila John Henderson</p>
<p><b>Call to Order / Declaration of Quorum:</b></p>	<p>Director Morgan, noting the presence of a quorum of all Directors, called to order the Special Meeting of the Board of the Green Mountain Water and Sanitation District at 6:00 p.m.</p>
<p><b>Directors &amp; Disclosure Matters:</b></p>	<p>There were no disclosure matters.</p>
<p><b>Approval of/Additions to /Deletions from the Agenda</b></p>	<p>Director Morgan noted there was an addition to the agenda, adding Super Majority Vote to item 10b.</p> <p>Director Morgan MOVED to separate Election Results and Curing the Board</p>

	<p>Vacancy. Director Hooks seconded, following discussion and upon vote, the motion was PASSED unanimously.</p> <p>Director Morgan MOVED to add a Legislative update to item 10c. Director Wendell seconded, following discussion and upon vote, the motion was PASSED unanimously.</p>
<p><b>Public Comment:</b></p>	<p>Director Morgan opened Public Comment:</p> <p>Mike Yost – is a retired Civil Engineer, was thinking about running for a seat on the Board in 2025, however, now that the process is speeding up due to a vacancy, he would like to run for the available seat on the Board. He has a history of working as a Civil Engineer, mostly wastewater specifically for local governments, cities, counties and municipalities. He still has all of his professional licenses even though he is retired. He also is interested in helping the District obtain grant money from Federal and local agencies.</p> <p>Charles – has submitted his resume and interest in becoming a Board member.</p> <p>Kathy Zawistowski – homeowner who is here to continue to support her community in hopes the Board will find a solution to closing the Ravines bridge.</p> <p>Jeff Baker – stated that the community efforts to keep the Ravines bridges open would be better focused on the City of Lakewood, Adam Paul the Mayor and City Council. He would like to see them leave the water and sanitation district alone. Mr. Baker suggested the Board post the Super Majority Resolution on the website for the public.</p> <p>Imara – Thanked Jeff Baker for all he’s done for the District. She also congratulated Director Hooks and Director Morgan for</p>

	<p>being re-elected. Ms. Imara’s comment was directed towards the vacant seat on the Board. She is urging the Board to consider Randy Little, who had the courage to run in the regular election, receiving 1,209 votes (38%). She suggested that rather than three (3) people tonight selecting one (1) person, the Board should listen to the 1,209 constituents that voted for Mr. Little in the regular election.</p> <p>Ludmila – would like to nominate Dave Gardener for the vacant Board seat.</p> <p>John Henderson – wanted to share some highlights of his blog regarding extra territorial service which appear to have been written at a time when the Board was heavily influenced by the Developer and perhaps had a stronger interest in those passions at an earlier time. Given the change in 2018 and going forward it might be an opportunity to return to the roots of the District and the service plan as opposed to the characterization of the district’s purpose and mission in what he would consider outdated rules and regulations.</p> <p>There being no further comments from the public Director Morgan closed public comment.</p>
<b>Election Results</b>	<p>Mr. Woods presented – CRS, the election DEO, will certify the results after their May 11<sup>th</sup> meeting. CRS or Mr. Woods will then circulate and administer the Oath’s of Office to those who were re-elected, which must be done in 30 days after the election. Those oaths will be filed with the District Court and DOLA.</p>
<b>Curing Board Vacancy: Appointing New Director</b>	<p>Mr. Woods presented the requirements for appointing a new director to the Board.</p>

	Director Hooks MOVED to appoint Dave Garner to the Board. Director Morgan seconded, following discussion and upon vote the motion PASSED unanimously.
<b>Election of Officers</b>	No action was taken at this time. It will be on the agenda for the June meeting
<b>District Manager Report</b>  a. Full Report i. Recognition ii. Dashboards iii. Maintenance Report iv. Project Management v. Operations	This information was provided in the meeting packet, there were no questions or concerns from the Board.
<b>Capital and Construction Projects</b>  Project Construction Report Spreadsheet  i. Sewer Pipe Lining Bear Creek Golf Course  ii. Collection Sewer Pipe Kipling  iii. RFI Ravines Structure, award bid  iv. RFI Replacement Water Line Pipe Atlantic review and manage, award bid	<p>Scheduled to be done by the end of the month and moving quickly.</p> <p>In full force and moving quickly. Could be done in the next couple of weeks.</p> <p>Director Hooks MOVED to award JVA the bid on replacing the water line pipe on Atlantic Ave and award RESPEC the bid for design of support structure for wastewater pipe over Ravines. Director Wendell seconded, following discussion and upon vote the motion did NOT PASS with a 2 –2 vote.</p> <p>Director Wendell MOVED to award the bid for the Ravines structure to RESPEC, Director Morgan seconded, following discussion and upon vote the motion PASSED unanimously.</p> <p>Director Morgan MOVED to award the bid for the Atlantic water line pipe to RG. Director Hooks seconded, following discussion and upon vote the motion PASSED unanimously.</p>

	<p>Director Hooks MOVED to use JVA to do the flow study and design work for the Fed Center project. Director Wendell seconded, following discussion and upon vote the motion PASSED unanimously.</p>
<p><b>Financial Matters</b></p> <p>a. April 2023/May 2023 Daily/Monthly Operation Expenses &amp; Capital Expenditures</p> <p>b. April 2023 Unaudited Financial &amp; Investment Report</p>	<p>Director Hooks MOVED to approve the April 2023/May 2023 Daily/Monthly Operation Expenses &amp; Capital Expenditures and the April 2023 Unaudited Financial &amp; Investment Report. Director Wiechman seconded, following discussion and upon vote, the motion was PASSED unanimously.</p>
<p><b>Directors Matters</b></p> <p>a. Initiate Fee Study Based off 10-year Capital Improvement Plan</p> <p>b. Super Majority for Extra Territorial Services</p> <p>c. Legislative Update</p>	<p>Director Morgan would like to get Raftelis to start a reserve study for Capital Projects before the next budget hearing. There were no objections from the other Board members.</p> <p>Director Hooks MOVED to approve the following language be added to the bylaws; “any action of the board which shall have the effect of establishing, increasing or expanding its territorial service shall require a minimum of four (4) directors that vote affirmatively. Director Wendell seconded, following discussion and upon vote the motion PASSED unanimously.</p> <p>State legislation has closed and the only thing the District had pending was opposition to Bill 213.</p>
<p><b>Legal Matters (Dylan Woods, Title 32 Attorney for the District)</b></p>	<p>Mr. Woods stated he already gave his update on the election and will work with Dave Garner to get his Oath of Office filed.</p>



	<p>Mr. Woods will work with Mr. Tyus to get contracts for RG and RESPEC to get those projects moving forward.</p> <p>General litigation update:</p> <ul style="list-style-type: none"> <li>• Big Sky – No action occurring at this time. Director Morgan would like to hold a Special meeting with the new council to hear their initial thoughts on the case. Mr. Woods will reach out and get the next meeting scheduled.</li> <li>• Red Zone Tank – Mr. Woods is drafting the complaint and pursuing the bond.</li> <li>• Former law firm – malpractice for drafting and execution and advice regarding the Big Sky IGA. Because Big Sky remains unresolved, this case is on hold.</li> <li>• Federal Employment Discrimination case – Green Mountain is no longer a part of this case; however, the case is still active.</li> </ul>
<p><b>Executive Session pursuant to §24-6-402(4)(b) and/or §24-6-402(4)(e), C.R.S. for the purpose of receiving legal advice regarding:</b></p> <ul style="list-style-type: none"> <li>a. Solterra Litigation</li> <li>b. Big Sky</li> </ul>	<p>Director Hooks MOVED to enter Executive session. Mr. Woods stated he did not have any more updates to the Board. Director Hooks withdrew his motion.</p>
<p><b>New Business</b> – Notifications for Next Board Meeting</p>	<p>Director Morgan requested that Board packets be available online. Mr. Tyus stated that the Board packet is uploaded every Friday with the agenda and taken down at a later date.</p> <p>Mr. McKay would like to meet with the Board in Executive session for the yearly update for IT and cyber security related topics.</p>

**Adjourn**

Director Hooks **MOVED** to adjourn the meeting. Director Wendell seconded the motion, following discussion and upon vote motion **PASSED** by unanimous consent, and the meeting was adjourned at 8:37 p.m.

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David Wiechman, Secretary

MINUTES OF THE REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF  
GREEN MOUNTAIN WATER AND SANITATION DISTRICT

June 13, 2023

A Regular Meeting of the Board of Directors (the “Board”) of the Green Mountain Water and Sanitation District, (the “District”) was held at 6:00 p.m. on Tuesday, June 13, 2023.

The audio recording of this meeting is available on the District’s website.

<p><b>Attendance:</b></p>	<p>A Special meeting of the District was scheduled in compliance with the laws of the State of Colorado, with the following directors in attendance:</p> <p>Karen Morgan, Vice President Dave Wiechman, Secretary Todd Hooks, Treasurer Roger J. Wendell, Director David Garner, Director</p> <p>Also present were: Jeff Tyus – District Manager Dylan Woods – Attorney Sam McKay Ludmilla Dave – Fossil Ridge Metro District 1 Ben Larson Terry Larson Mandy Bastinson Debbie Craig</p>
<p><b>Call to Order / Declaration of Quorum:</b></p>	<p>Director Morgan, noting the presence of a quorum of all Directors, called to order the Special Meeting of the Board of the Green Mountain Water and Sanitation District at 6:00 p.m.</p>
<p><b>Directors &amp; Disclosure Matters:</b></p>	<p>There were no disclosure matters.</p>
<p><b>Approval of/Additions to /Deletions from the Agenda</b></p>	<p>Director Morgan MOVED to switch the Election of Officers after Public Comment. Director Garner seconded, following discussion and upon vote the motion PASSED unanimously.</p>

	<p>Director Morgan MOVED to add Hiring an Engineer to Director Matters. Director Garner seconded, following discussion and upon vote the motion PASSED with a 4 to 1 vote.</p> <p>Director Morgan MOVED to add District Manager to the agenda under District Matters. Director Garner seconded, following discussion and upon vote the motion PASSED unanimously.</p>
<p><b>Public Comment:</b></p>	<p>Director Morgan opened public comment:</p> <p>Ludmilla – Would like to know if there is a list of all capital projects that are upcoming that was discussed in a previous meeting. Also wanted an update on the Ravines Bridges and nominated Director Morgan for President during the election of officers section.</p> <p>Dave – Fossil Ridge Metro District 1 – Terry Larson and Ben Larson – wished to read a statement into the minutes. A copy of the statement was made available to the Board.</p> <p>Director Morgan Closed Public Comment.</p>
<p><b>Election of Officers:</b></p>	<p>Director Wiechman MOVED for Director Morgan to be President. Director Wendell seconded. Following discussion and upon vote, the motion PASSED with a 3 to 1 vote.</p> <p>Director Morgan MOVED for Director Garner to be Vice President. Director Wendell seconded, following discussion and upon vote the motion PASSED unanimously.</p> <p>Director Morgan MOVED to keep Director Hooks as treasurer and Director Wiechman as Secretary. Director Wendell seconded, following discussion and upon vote, the motion PASSED unanimously.</p>

<p><b>Approval of Minutes</b></p> <p>March 29, 2023, Special Board Meeting April 11, 2023, Regular Board Meeting</p>	<p>Director Garner MOVED to approve the minutes as corrected. Director Morgan seconded, following discussion and upon vote the motion PASSED unanimously, with Director Wendell abstaining.</p>
<p><b>District Manager Report</b></p> <p>a. Full Report</p> <ul style="list-style-type: none"> <li>i. Recognition</li> <li>ii. Dashboards</li> <li>iii. Maintenance Report</li> <li>iv. Project Management</li> <li>v. Operations</li> </ul>	<ul style="list-style-type: none"> <li>i. Recognition – Mr. Tyus wanted to recognize Jessie and Sam for the records requests. And special thanks to Mr. Woods for researching back to 1996 with IGA issues with Fossil Ridge.</li> <li>ii. The Customer Service Dashboard looks great.</li> <li>iii. Maintenance Report – only one water main break.</li> <li>iv. Project Management – Hot topic is the Fed Center. They have updated JVA with everything they need to tie into the system. Director Garner asked for numbers on that line that comes down Union. Mr. Tyus stated that the sewer line is over capacity where it ties from Union over to Alameda Parkway. Mr. Tyus stated that the Pink Zone runs consistently in July and August for drinking water, this pump station is already over capacity. This is the highest demand area due to the hotels and hospital in the area. Director Morgan believes a study needs to be done solely in this area.</li> </ul>
<p><b>Capital and Construction Projects</b></p> <p>a. Project Construction Report Spreadsheet</p>	<p>CIP would’ve been done; however, the contractor was pulled off the job to do emergency work for Thornton. Kipling is done except for some road work. Ravines need to have the engineering signed off on and the permits from the City of</p>

<p>b. JVA Engineering proposal for long term capital planning</p> <p>c. Risk Management</p>	<p>Lakewood have been approved, however, not issued yet. Director Garner will go to the permitting office and see about getting the approved permit.</p> <p>Mandy Bastinson, Senior Project Manager at JVA presented the district works directly with Reptelus all the time, they let Reptilus do the financial plan and JVA will support with them engineering estimates. They have worked together in many municipalities. Director Morgan tabled this item until the next meeting.</p> <p>Director Garner would like to see risk management reports with all capital projects ongoing, to predict setbacks and take actions to work around them. This item has been tabled until a later meeting.</p>
<p><b>Financial Matters</b></p> <p>a. May 2023/June 2023 Daily/Monthly Operation Expenses &amp; Capital Expenditures</p> <p>b. May 2023 Unaudited Financial &amp; Investment Report</p> <p>c. Presentation of 2022 Audit</p> <p>d. Account authorization update for C-safe</p>	<p>Director Hooks MOVED to approve the May 2023/June 2023 Daily/Monthly Operation Expenses &amp; Capital Expenditures and the May 2023 Unaudited Financial &amp; Investment Report. Director Wendell seconded, following discussion and upon vote, the motion was PASSED unanimously.</p> <p>Debbie Craig presented the 2022 Audit.</p> <p>Director Hooks MOVED to add Director Wendell as a signer for C-Safe. Director Morgan seconded, following discussion and upon vote, the motion PASSED unanimously.</p>
<p><b>Directors Matters</b></p> <p>a. Form a subcommittee of Director Morgan and Director Wiechman to work closely with our lawyers to manage Rooney Valley lawsuits (Big Sky and Fossil Ridge)</p>	<p>Director Wiechman would like to form a committee with Director Morgan to be more involved with the current legal proceedings. Director Garner showed interest in the same committee. No action was taken at this time.</p>

<p>b. Amend our new super-majority rule in the by-laws to include safety provision regarding future attempts to amend this particular by-law voting requirement.</p>	<p>Director Wiechman stated that there was nothing required at this time for this agenda item. Mr. Woods stated that at the last Board meeting he would provide specific language to be incorporated in the bylaws, which were voted on and approved. However, at this time he does not have that language added to the document itself. No action was taken at this time.</p>
<p>c. Hiring New Engineer</p>	<p>Director Wendell MOVED to combine items C &amp; D. Director Garner seconded, following discussion and upon vote, the motion PASSED unanimously.</p>
<p>d. District Manager</p>	<p>Director Hooks feels that with four (4) engineering services already under contract with Green Mountain, there is no need to hire another. Mr. Woods explained the procedure previously taken by the Board is to pursue a District Manager through the full hiring process, after contracting an engineer in the interim. Director Hooks went on to state that he believes the District's need for a new manager is a reflection on the Board and how they treat people and staff.</p> <p>Director Morgan MOVED to hire a consulting engineer, part time, during the search for a new district manager. Director Garner seconded, following discussion and upon vote the motion PASSED unanimously.</p> <p>Director Wendell MOVED to use American Water Association, Water Environment Federation, and SDA in the search for a new district manager. Director Hooks seconded, following discussion and upon vote the motion PASSED unanimously.</p> <p>Mr. Tyus agreed to pass the current job description to all Board members. Director Morgan stated they would have another meeting on Tuesday, June 20, 2023, to finalize the job description for posting.</p>

<p><b>Legal Matters (Dylan Woods, Title 32 Attorney for the District)</b></p> <p>a. 2023 Coordination Election Notification Form</p>	<p>Mr. Woods recommends the District mark “no” on the Coordination of Election Notification form as the Board has no intention of having another election this year.</p>
<p><b>Executive Session pursuant to §24-6-402(4)(b) and/or §24-6-402(4)(e), C.R.S. for the purpose of receiving legal advice regarding:</b></p> <p>a. Fossil Ridge Litigation</p>	<p>Director Morgan MOVED to go into executive session for the purpose of receiving legal advice regarding Fossil Ridge litigation. Director Garner seconded, following discussion and upon vote the motion PASSED unanimously.</p> <p>The Board went into executive session at 9:16 p.m.</p> <p>Executive session concluded at 9:54 p.m.</p>
<p><b>Executive Session pursuant to §24-6-402(4)(b) and/or §24-6-402(4)(e), C.R.S. for the purpose of receiving legal advice regarding:</b></p> <p>b. Ravines Bridges</p>	<p>Director Morgan MOVED to go into executive session for the purpose of receiving legal advice regarding Ravines Bridges. Director Hooks seconded, following discussion and upon vote the motion PASSED unanimously.</p> <p>The Board went into executive session at 9:56 p.m.</p> <p>Executive session concluded at 10:31 p.m.</p>
<p><b>New Business</b> – Notifications for Next Board Meeting</p>	
<p><b>Adjourn</b></p>	<p>Director Hooks <b>MOVED</b> to adjourn the meeting. Director Morgan seconded the</p>



	motion, following discussion and upon vote motion <b>PASSED</b> by unanimous consent, and the meeting was adjourned at 10:27 p.m.
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David Wiechman, Secretary

MINUTES OF THE REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF  
GREEN MOUNTAIN WATER AND SANITATION DISTRICT

June 20, 2023

A Regular Meeting of the Board of Directors (the “Board”) of the Green Mountain Water and Sanitation District, (the “District”) was held at 6:00 p.m. on Tuesday, June 20, 2023.

The audio recording of this meeting is available on the District’s website.

<p><b>Attendance:</b></p>	<p>A Special meeting of the District was scheduled in compliance with the laws of the State of Colorado, with the following directors in attendance:</p> <p>Karen Morgan, President David Garner, Vice President Todd Hooks, Treasurer Dave Wiechman, Secretary Roger J. Wendell, Director</p> <p>Also present were: Jeff Tyus – District Manager Dylan Woods – Attorney Ludmilla Peter Zawistowski</p>
<p><b>Call to Order / Declaration of Quorum:</b></p>	<p>Director Morgan, noting the presence of a quorum of all Directors, called to order the Special Meeting of the Board of the Green Mountain Water and Sanitation District at 6:00 p.m.</p>
<p><b>Directors &amp; Disclosure Matters:</b></p>	<p>There were no disclosure matters.</p>
<p><b>Approval of/Additions to /Deletions from the Agenda</b></p>	<p>Director Morgan <b>MOVED</b> to add an Executive session. Director Wiechman seconded, following discussion and upon vote the motion <b>PASSED</b> unanimously.</p>
<p><b>Public Comment:</b></p>	<p>Director Morgan opened public comment:</p> <p>Ludmilla – Asked about Director Garner’s visit to the City of Lakewood about the permits. Did they release them, or did they throw them out? Ludmilla also commented</p>

	<p>on the quiet title litigation. Would like to see things stay as they were before with Green Mountain owning the pipes and the structure belonging to Lakewood. Suggested that the Board look for someone with an engineering background to replace the existing District manager.</p> <p>Peter Zawistowski – Here to represent the community. Would like to see the District and the City of Lakewood work together to find a solution that will work best for everyone and not just Green Mountain Sewer and Water.</p> <p>Director Morgan Closed Public Comment.</p>
<p><b>Discussion District Manager Position</b></p>	<p>The Board discussed accepting the suggested edits to the original job description and an increase on salary for the District Manager position. It was also suggested to change the title to appeal to more applicants.</p> <p>Director Morgan <b>MOVED</b> to approve the job posting as described in the posting of said job. Director Hooks seconded, following discussion and upon vote the motion <b>PASSED</b> unanimously.</p>
<p><b>Reconsider Staff Pay Increases</b></p>	<p>The Board discussed giving pay increases and health care considerations to the entire staff. The Board also discussed manager level compensation for permanent assumption of duties and “combat pay” for duties the staff has temporarily taken on while the Board hires a new District manager. Director Morgan would like to see a job description from each of the employees to delineate what tasks are being taken on permanently to justify a raise as well as tasks taken on temporarily to justify a bonus.</p> <p>Director Hooks <b>MOVED</b> to give the staff across the board a 4% raise in their salary, starting at the next pay period. Director</p>

	<p>Wendell seconded, following discussion and upon vote the motion <b>PASSED</b> unanimously.</p> <p>A work study session will be held on July 18, 2023, at 9:00 a.m., to discuss additional raises/bonuses for the employees. It will be held during the day to give employees an opportunity to speak with the Board. No action will be taken at this meeting.</p>
<p><b>Discussion of retaining legal counsel for quiet title litigation in the Ravines Bridges case</b></p>	<p>Director Garner spoke with someone at the Engineering Department of the City of Lakewood. It was noted that permits that were pulled in September of 2022 for foundation repair were never cancelled by Green Mountain. Director Garner suggested the Board get those cancelled. It was believed that the current permits were approved on April 5, 2023, however, they were not issued. After further research, it turns out they have not been and are still awaiting approval from Kayla Redd at the City of Lakewood.</p>
<p><b>Executive Session pursuant to §24-6-402(4)(b) and/or §24-6-402(4)(e), C.R.S. for the purpose of receiving legal advice regarding:</b></p> <p>a. Ravines Bridges</p>	<p>Director Morgan <b>MOVED</b> to go into executive session for the purpose of receiving legal advice regarding Ravines Bridges. Director Hooks seconded, following discussion and upon vote the motion <b>PASSED</b> unanimously.</p> <p>The Board went into executive session at 6:58 p.m. Executive session concluded at 7:55 p.m.</p>
<p><b>New Business</b> – Notifications for Next Board Meeting</p>	<p>No new business.</p>
<p><b>Adjourn</b></p>	<p>Director Hooks <b>MOVED</b> to adjourn the meeting. Director Garner seconded the motion, following discussion and upon vote motion <b>PASSED</b> by unanimous consent, and the meeting was adjourned at 8:00 p.m.</p>

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David Wiechman, Secretary

MINUTES OF THE SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF  
GREEN MOUNTAIN WATER AND SANITATION DISTRICT

June 28, 2023

A Special Meeting of the Board of Directors (the “Board”) of the Green Mountain Water and Sanitation District, (the “District”) was held at 3:00 p.m. on Wednesday, June 28, 2023.

The audio recording of this meeting is available on the District’s website.

<p><b>Attendance:</b></p>	<p>A Special meeting of the District was scheduled in compliance with the laws of the State of Colorado, with the following directors in attendance:</p> <p>Karen Morgan, President David Garner, Vice President Dave Wiechman, Secretary Roger J. Wendell, Director</p> <p>Also present were: Dylan Woods – Attorney Mike Yost – District Engineer Mike Osbourne – Fossil Ridge Litigator</p>
<p><b>Call to Order / Declaration of Quorum:</b></p>	<p>Director Morgan, noting the presence of a quorum of all Directors, called to order the Special Meeting of the Board of the Green Mountain Water and Sanitation District at 3:03 p.m.</p>
<p><b>Directors &amp; Disclosure Matters:</b></p>	<p>Director Garner disclosed that his positions in serving on the Board of Directors are very clear. He offered to have a conversation with any of the District constituents if they have questions about specific matters in reference to the District. Director Garner disclosed that he would not refer to his position in a public meeting as to not alert any of the opposition’s attorneys.</p> <p>Director Wendell relayed that the Board moved forward on the posting of the District Manager’s position with the help of the staff and specifically Jesse Davenport.</p>



	<p>The Board went into executive session at 3:33 p.m.</p> <p>Attorney Woods indicated that during the executive session Director Hoods was not in attendance.</p> <p>Executive session concluded at 3:54 p.m.</p>
<p><b>New Business</b> – Notifications for Next Board Meeting</p>	<p>Director Garner asked if there needed to be discussion regarding the email the Board received. The Board indicated that the constituent had been contacted and that they would not post information on the website to keep from undermining the legal team. Director Morgan thanked the legal team for their hard work.</p> <p>The next meeting would be held on July 11<sup>th</sup> at 6:00 p.m.</p>
<p><b>Adjourn</b></p>	<p>Director Garner <b>MOVED</b> to adjourn the meeting. Director Wendell seconded the motion, following discussion and upon vote motion <b>PASSED</b> by unanimous consent, and the meeting was adjourned at 3:58 p.m.</p>

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David Wiechman, Secretary

MINUTES OF THE REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF  
GREEN MOUNTAIN WATER AND SANITATION DISTRICT

July 11, 2023

A Regular Meeting of the Board of Directors (the “Board”) of the Green Mountain Water and Sanitation District, (the “District”) was held at 6:00 p.m. on Tuesday, July 11, 2023.

The audio recording of this meeting is available on the District’s website.

<p><b>Attendance:</b></p>	<p>A Regular Meeting of the District was scheduled in compliance with the laws of the State of Colorado, with the following Directors in attendance:</p> <p>David Garner, Vice President Todd Hooks, Treasurer Dave Wiechman, Secretary Roger J. Wendell, Director</p> <p>Absent and excused: Karen Morgan, President</p> <p>Also present were: Jeff Tyus – District Manager Dylan Woods – Attorney Bruce O’Donnell – Fed Center Scott Caldwell Alex Plotkin Randy Little Imara Ludmilla</p>
<p><b>Call to Order / Declaration of Quorum:</b></p>	<p>Director Garner, noting the presence of a quorum of all Directors, called to the Special Meeting of the Board of the Green Mountain Water and Sanitation District to Order at 6:00 p.m.</p>
<p><b>Directors &amp; Disclosure Matters:</b></p>	<p>There were no disclosure matters.</p>
<p><b>Approval of/Additions to /Deletions from the Agenda</b></p>	<p>The Board noted no additions to the agenda.</p>
<p><b>Public Comment:</b></p>	<p>Director Garner opened the public comment portion of the agenda:</p>



Alex Plotkin – It is his understanding that an application for a Metro District from Mike Radell has gone before the city. He is curious if the Green Mountain Water and Sanitation District will be doing anything about their name being in that application. He stated his belief that the District works for their constituents rather than any developer or City. His second concern was regarding the Federal Center. He read section 5.6.4 from the District’s Rules and Regulations to the Board regarding “Will Serve Letters” and suggested the Board and their Legal Counsel peruse this section of the Rules and Regulations.

Scott Caldwell – Noted that Lincoln Property Company has recently purchased 59 acres at the Federal Center Station. He wanted to introduce himself and stated they were excited to work with Green Mountain.

Imara Imara – Agreed with Mr. Plotkin in his stance regarding “Will Serve Letters”. She wanted to add that any extra territorial service with Lightner Property being developed by Cardel – named Indigo, means that the District is “getting back in bed” with people who have no problem suing the District and costing hundreds of thousands of dollars over the years. She stated that their service plan involves being tied with Fossil Ridge Metro District which Green Mountain Water and Sanitation is still in Legal conversations with. In regards to the Federal Center property and Mr. Caldwell, she does not believe that any Green Mountain staff member should have to work in, around or on toxic soils.

Ludmilla – Agrees with everything that was said by Ms. Imara and Mr. Plotkin. She also wanted to add that Green Mountain Water and Sanitation District should make sure that the City of Lakewood is responsible for the maintenance. They noted their opinion that it is not the District’s bridge, but rather the

	<p>structure underneath that is District’s responsibility.</p> <p>Randy Little – Wanted to comment on the Federal Center. He stated that the pollution on this property has been well documented by the EPA and he wants to know who will be liable if the water and sewer lines become contaminated with that pollution.</p> <p>Jill Holsten – Noted that she is concerned about the Federal Center property being developed. She is doing her own research into the pollution on that property. She showed a picture of repairs being done at that property and noted that the workers were in full hazmat suits. She thinks a study should be done before moving forward.</p> <p>Director Garner then closed Public Comment hearing no other comments.</p>
<p><b>Approval of Minutes</b></p> <ul style="list-style-type: none"> <li>a. May 9, 2023, Regular Meeting</li> <li>b. May 18, 2023, Special Meeting</li> </ul>	<p>Director Wiechman would like to wait to approve the May 9, 2023, meeting minutes until the requested changes have been made. The Board agreed and the approval of the May 9, 2023 Regular Meeting Minutes was tabled to a later meeting.</p> <p>Director Hooks MOVED to approve the May 18, 2023; Special Meeting Minutes as presented. Director Garner seconded, following discussion and upon vote, the motion PASSED unanimously.</p>
<p><b>Accessibility Compliance</b></p>	<p>Jesse Davenport presented. Accessibility Compliance is required by State Law by July of 2024. Mr. Davenport wants the input of the Board on the cost and autonomy they’d like him to run with and how involved the Board wants to be in this process with the new software. He stated that everything on District website must be ADA compliant, including any documents posted. Mr. Davenport would like to see the staff tackle this task first before</p>

	<p>trying to switch to new software. Mr. Davenport will noted that he will report to the Board once a quarter about the progress, unless there is something major the Board needs to know about at an earlier time.</p>
<p><b>Financial Matters</b></p> <ul style="list-style-type: none"> <li>a. June 2023/July 2023 Daily/Monthly Operation Expenses &amp; Capital Expenditures</li> <li>b. June 2023 Unaudited Financial &amp; Investment Report</li> </ul>	<p>Director Hooks MOVED to Approve the June 2023/July 2023 Daily/Monthly Operation Expenses &amp; Capital Expenditures and the June 2023 Unaudited Financial &amp; Investment Report. Director Wendell seconded, following discussion and upon vote, the motion was PASSED unanimously.</p>
<p><b>District Engineer Report</b></p> <ul style="list-style-type: none"> <li>a. Project Construction Report Spreadsheet</li> <li>b. Maintenance and Operations Report</li> <li>c. Access roads and City of Lakewood coordination</li> <li>d. Proposed TOD at Fed Center</li> </ul>	<p>The video and audio from 00:49:36 to 00:51:35 was lost and minutes are unavailable for this portion of the meeting.</p> <ul style="list-style-type: none"> <li>• Atlantic waterline replacement project - Plans are still being reviewed.</li> <li>• Kipling project is completed, except for some of the paperwork.</li> <li>• One line break was reported over the weekend. The City of Lakewood reached out to report it to Green Mountain.</li> <li>• TOD engineers have been doing utility locates and surveying. TOD has provided flow demand, so the modeling can be done.</li> </ul> <p>Director Garner MOVED to allow the Interim District Engineer to work with one of the District’s approved engineering firms to present an engineer analysis of the Lincoln Properties and authorized Mr. Wood to do a Legal Analysis as well. Director Hooks seconded, following discussion and upon vote, the motion PASSED unanimously.</p>

<p><b>Director’s Matters</b></p> <ul style="list-style-type: none"> <li>a. Updated BOD photo for website</li> <li>b. District Manager search update</li> <li>c. Hiring Committee Discussion</li> </ul>	<p>It was agreed that each Board Member will provide a photo for the website, rather than schedule someone to come out and take photos for the website.</p> <p>It was noted that all resumes will be shared with the Board Members via SharePoint, each Board Member will be able to pick their top 5 applicants.</p> <p>Director Hooks MOVED to place a deadline of July 19, 2023, at midnight, to accept applications. Director Wendell MOVED to amend the Motion moving the deadline to July 21, 2023, at midnight. Director Wiechman seconded the amended Motion, following discussion and upon vote the motion PASSED unanimously.</p>
<p><b>Legal Matters</b></p>	<p>Mr. Woods asked for the Board to select representatives to attend the hearing regarding Fossil Ridge Litigation, now that Green Mountain has been added as a party. Mr. Wood stated that all Board Members would be able to attend, as there would be no Official District Business conducted outside of a Public Hearing. Director Garner suggested he and Director Morgan attend.</p>
<p><b>Executive Session pursuant to §24-6-402(4)(b) and/or §24-6-402(4)(e), C.R.S. for the purpose of receiving legal advice regarding:</b></p> <ul style="list-style-type: none"> <li>a. Big Sky</li> </ul>	<p>Director Garner MOVED to switch 11d. with 11a and add 11f. Federal Center property discussion. Director Hooks seconded, following discussion and upon vote the motion PASSED unanimously.</p> <p>Director Hooks MOVED to enter into Executive Session pursuant to §24-6-402(4)(b) and/or §24-6-402(4)(e), C.R.S. for the purpose of receiving legal advice regarding Big Sky. Director Garner seconded, and upon vote the motion PASSED unanimously.</p>

	<p>The Board went into Executive Session at 7:11 p.m.</p> <p>Executive Session concluded at 7:50 p.m.</p> <p>The audio was lost from 2<sup>nd</sup> recording from 00:00:23 to 00:4:17 and minutes are unavailable for this portion of the meeting.</p>
<p><b>Executive Session pursuant to §24-6-402(4)(b) and/or §24-6-402(4)(e), C.R.S. for the purpose of receiving legal advice regarding:</b></p> <p>b. Ravine Bridge</p>	<p>Director Garner MOVED to go into Executive Session pursuant to §24-6-402(4)(b) and/or §24-6-402(4)(e), C.R.S. for the purpose of receiving legal advice regarding Ravine Bridge. Director Hooks seconded, following discussion and upon vote the motion PASSED unanimously.</p> <p>The Board entered into Executive Session at 7:55 p.m.</p> <p>Executive Session concluded at 7:50 p.m.</p> <p>The audio was lost again from 00:04:39 to 00:05:10 and minutes are unavailable for this portion of the meeting.</p> <p>Mr. Woods presented the new proposal from the City of Lakewood to the Board for consideration. Director Wiechman MOVED to accept the proposal jointly crafted and approving Mr. Wood’s joint drafting of a formal agreement with the City of Lakewood. Director Hooks seconded, following discussion and upon vote the motion PASSED unanimously with Director Garner abstaining.</p>
<p><b>Executive Session pursuant to §24-6-402(4)(b) and/or §24-6-402(4)(e), C.R.S. for the purpose of receiving legal advice regarding:</b></p> <p>c. Red Zone Tank</p>	<p>Director Hooks MOVED to go into Executive Session pursuant to §24-6-402(4)(b) and/or §24-6-402(4)(e), C.R.S. for the purpose of receiving legal advice regarding Red Zone Tank. Director Wiechman seconded,</p>

	<p>following discussion and upon vote the motion PASSED unanimously.</p> <p>The Board entered into Executive Session at 8:24 p.m.</p> <p>Executive Session concluded at 8:26 p.m.</p> <p>Mr. Woods presented the settlement agreement regarding the Red Zone Tank contractual issues. It was noted that Coblaco would pay Green Mountain \$100,000.00 and in exchange Green Mountain would forgo its litigation against Coblaco and would assign any potential litigation claims against any other involved parties to Coblaco. Mr. Woods strongly recommends accepting this offer.</p> <p>Director Hooks MOVED to accept the agreement and authorize Mr. Woods to formalize this offer with a contractual agreement. Director Wiechman seconded, following discussion and upon vote the motion PASSED unanimously.</p>
<p><b>Executive Session pursuant to §24-6-402(4)(b) and/or §24-6-402(4)(e), C.R.S. for the purpose of receiving legal advice regarding:</b></p> <p>d. Fossil Ridge</p>	<p>Director Garner MOVED to go into Executive Session pursuant to §24-6-402(4)(b) and/or §24-6-402(4)(e), C.R.S. for the purpose of receiving legal advice regarding Fossil Ridge. Director Hooks seconded, following discussion and upon vote the motion PASSED unanimously.</p> <p>The Board went into Executive session at 8:28 p.m.</p> <p>Executive Session concluded at 8:43 p.m.</p> <p>Director Hooks MOVED to accept the Second Draft of the Statement of Position on the Indigo Metropolitan District and publish the document to the website and provide it any authority having jurisdiction that would be appropriate. Director Wiechman seconded,</p>

	following discussion and upon vote the motion PASSED unanimously.
<p><b>Executive Session pursuant to §24-6-402(4)(b) and/or §24-6-402(4)(e), C.R.S. for the purpose of receiving legal advice regarding:</b></p> <p>a. Federal Center Property Development</p>	<p>Director Hooks MOVED to go into Executive Session pursuant to §24-6-402(4)(b) and/or §24-6-402(4)(e), C.R.S. for the purpose of receiving legal advice regarding Federal Center Property Development. Director Wendell seconded, following discussion and upon vote the motion PASSED unanimously.</p> <p>The Board entered into Executive Session at 8:46 p.m.</p> <p>Executive Session concluded at 9:19 p.m.</p> <p>No Audio was available for 6<sup>th</sup> recording</p>
<b>New Business</b> – Notifications for Next Board Meeting	
<b>Adjourn</b>	Could not hear the audio on the last recording.

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David Wiechman, Secretary

MINUTES OF THE SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF  
GREEN MOUNTAIN WATER AND SANITATION DISTRICT

July 18, 2023

A Special Meeting of the Board of Directors (the “Board”) of the Green Mountain Water and Sanitation District, (the “District”) was held at 9:00 a.m. on Tuesday, July 18, 2023.

The audio recording of this meeting is available on the District’s website.

<p><b>Attendance:</b></p>	<p>A Special Meeting of the District was scheduled in compliance with the laws of the State of Colorado, with the following Directors in attendance:</p> <p>Karen Morgan, President Todd Hooks, Treasurer Dave Wiechman, Secretary Roger J. Wendell, Director</p> <p>Not present, and unexcused: David Garner, Vice President</p> <p>Also present were: Dylan Woods – Attorney Ludmilla</p>
<p><b>Call to Order / Declaration of Quorum:</b></p>	<p>Director Morgan, noting the presence of a quorum of the Directors, called to order the Special Meeting of the Board of the Green Mountain Water and Sanitation District at 9:02 a.m.</p>
<p><b>Directors &amp; Disclosure Matters:</b></p>	<p>There were no disclosure matters.</p>
<p><b>Public Comment:</b></p>	<p>Ludmilla – Would like an update about the Ravines Bridge situation. She understands they are under negotiations with the City of Lakewood. She noted that she fears the City will “walk all over us.”</p>
<p><b>Approval of/Additions to /Deletions from the Agenda</b></p>	<p>None.</p>



**Discussion regarding Employee Compensation**

Director Morgan recapped this topic from the June meeting. The Board has already agreed to a 4% raise for all employees.

Director Wendell MOVED to table this discussion item until the new District Manager has been hired to allow the new District Manager to be able to give their input on this subject. Director Hooks does not feel that the new District Manager's opinion would be relevant for those who are picking up extra work to fill in during this transition time.

Director Morgan does not want to push this conversation off until another date, she stated this is what this meeting is being held for and wants to make a clear decision today. Director Morgan also stated that she is not in favor of any of this. She noted that she has requested that employees submit, in writing, what the "extra duties" they are performing are and has received no response from any of the employees.

Director Hooks MOVED to provide a one thousand dollar (\$1000) bonus to the four (4) employees who have taken on extra duties from the time of Mr. Tyus' departure of June 23, 2023. Director Wendell seconded, following discussion and upon vote the motion PASSED with a three (3) to one (1) vote.

Director Wendell MOVED to table the discussion of Employee Health Care until the new District Manager has been hired. There was no second to this motion and the motion FAILED.

Director Hooks MOVED to change the Employee Health Care to one hundred (100%) coverage starting September 1, 2023. Director Weichman seconded, following discussion and upon vote the motion FAILED with a two (2) to two (2) tie.

<p><b>New Business</b> – Notifications for Next Board Meeting</p>	<p>Mr. Woods discussed Director Garner’s absence, stating that after three (3) unexcused absences there is a vacancy on the Board.</p> <p>Director Wiechman <b>MOVED</b> to excuse Director Garner’s absence. Director Morgan seconded, following discussion and upon vote the motion <b>FAILED</b> with a two (2) to two (2) vote. Director Garner’s absence was noted as unexcused.</p>
<p><b>Adjourn</b></p>	<p>Director Hooks <b>MOVED</b> to adjourn the meeting. Director Wendell seconded the motion, following discussion and upon vote, the motion <b>PASSED</b> by unanimous consent, and the meeting was adjourned at 9:37 a.m.</p>

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David Wiechman, Secretary

MINUTES OF THE SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF  
GREEN MOUNTAIN WATER AND SANITATION DISTRICT

July 28, 2023

A Special Meeting of the Board of Directors (the “Board”) of the Green Mountain Water and Sanitation District, (the “District”) was held at 3:00 p.m. on Friday, July 28, 2023.

The audio recording of this meeting is available on the District’s website.

<p><b>Attendance:</b></p>	<p>A Special Meeting of the District was scheduled in compliance with the laws of the State of Colorado, with the following Directors in attendance:</p> <p>Karen Morgan, President David Garner, Vice President Todd Hooks, Treasurer Dave Wiechman, Secretary Roger J. Wendell, Director</p> <p>Not present, and unexcused:</p> <p>Also present were: Dylan Woods – Attorney Mike Ogborn Nicole Quintana</p>
<p><b>Call to Order / Declaration of Quorum:</b></p>	<p>Director Morgan, noting the presence of a quorum of all Directors, called to order the Special Meeting of the Board of the Green Mountain Water and Sanitation District at 3:01 p.m.</p>
<p><b>Directors &amp; Disclosure Matters:</b></p>	<p>Director Wendell disclosed that he will have the resumes and applications for the new District Manager position uploaded and shared with the Board early next week, noting that he has run into some technical problems.</p>
<p><b>Approval of/Additions to /Deletions from the Agenda</b></p>	<p>None.</p>
<p><b>Public Comment:</b></p>	<p>None.</p>

<p><b>Executive Session pursuant to §24-6-402(4)(b) C.R.S. for the purpose of receiving legal advice regarding:</b></p> <p>Big Sky Litigation</p>	<p>Director Morgan <b>MOVED</b> to enter into Executive Session pursuant to §24-6-402(4)(b) C.R.S. for the purpose of receiving legal advice regarding Big Sky litigation. Director Garner seconded, following discussion and upon vote the motion <b>PASSED</b> unanimously.</p> <p>The Board entered into Executive Session at 3:03 p.m.</p> <p>Executive session concluded at 3:48 p.m.</p>
<p><b>New Business</b> – Notifications for Next Board Meeting</p>	<p>No new business was brought before the Board.</p>
<p><b>Adjourn</b></p>	<p>Director Hooks <b>MOVED</b> to adjourn the meeting. Director Garner seconded the motion, following discussion and upon vote motion <b>PASSED</b> by unanimous consent, and the meeting was adjourned at 3:54 p.m.</p>

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David Wiechman, Secretary

# Memorandum

**TO:** BOARD OF DIRECTORS  
**FROM:** DOUG PAVLICH, FINANCIAL SPECIALIST  
**SUBJECT:** FINANCIAL MATTERS  
**DATE:** September 12, 2023

**a) August 2023 Expenditures**

- a. August/September 2023 monthly & daily operating expenses in the amount of \$1,983,825.57 a list of which is attached.
- b. August/September 2023 Capital Expenditures in the amount of \$48,552.75 a list of which is attached.

**b) August 2023 Unaudited Interim Financial Reports**

- a. Investment Reports
- b. Financial Reports

**c) Discuss quote from Utility Metering Solutions**

1st Bank Monthly Activity  
August/September 2023

Account	CK#/Type	Date	Vendor/Recipient	Description	Amount	Total
2022 Sewer System Improvements	17231	08/08/23	Brannan Construction	Final Payment - 2022 Sewer System Improvements	22,436.65	22,436.65
2023 Water System Improvements	17246	09/12/23	RG and Associates, LLC	2023 Water System Improvements - Design	6,905.00	6,905.00
A/R	1249	08/09/23	Land Title	Credit Final Refund	26.49	
	1251	08/29/23	Title Forward	Credit Final Refund	174.62	201.11
Auto Expense	1257	09/08/23	Joe Johnson Equipment	Hose Reel - Unit 20	116.90	
	1259	09/08/23	MHC Kenworth	Hubcap Seal - Unit 2	64.40	
	EFT	08/14/23	Exxon Mobil	Small Engine Fuel	395.48	
	17235	09/12/23	City of Lakewood	Fuel for July	4,045.02	4,621.80
Capital Office & Grounds	17241	09/12/23	HDR Engineering	IT Building Renovation Study - Progress Building	19,211.10	19,211.10
Contract Labor	EFT	09/01/23	Browns Hill Engineering & Controls	vSaaS - September	1,464.00	
	17234	09/12/23	Browns Hill Engineering & Controls	Pump Station Wiring Repair/Installed Bus Clip - Utah PS	5,176.56	
	17243	09/12/23	Larson Design Group, Inc	Enterprise and GIS Support through 7/22	1,928.00	
	17247	09/12/23	IT Consultants	IT Consulting - Security Updates/ArcGIS Security Review/Nessus Scanning	9,753.35	18,321.91
Cost of Water Sold	EFT	09/29/23	Denver Water Department	August Cost of Water	911,172.95	911,172.95
Deposits Payable	1250	08/29/23	Carmel Partners	Hydrant Permit #280 Security/Water Deposit Refund	1,335.00	1,335.00
Employee - Salaries, Taxes, Benefits	EFT	08/09/23	PERA	401A Contributions; \$5,177.33 Employee Paid, \$8,490.80 GMWSD Paid, Life Insurance \$31.00	13,699.13	
	EFT	08/09/23	Paychex	Employee SS & Medicare \$4,353.08 Employer SS & Medicare \$4,353.13, Employee Fed Income Tax \$4,800.02, Employee State Income Tax \$1,989.00, Employer State Unemployment \$11.59, Garnishment \$349.37, Net Pay \$39,712.77, Paychex Processing Fee \$1,313.48	56,882.44	
	EFT	08/23/23	PERA	401A Contributions; \$5,241.15 Employee Paid, \$8,595.51 GMWSD Paid, Life Insurance \$31.00	13,867.66	
	EFT	08/23/23	Paychex	Employee SS & Medicare \$4,713.36 Employer SS & Medicare \$4,713.37, Employee Fed Income Tax \$5,266.26, Employee State Income Tax \$2,163.00, Employer State Unemployment \$11.67, Garnishment \$349.37, Net Pay \$43,341.04, Paychex Processing Fee \$1,313.48	61,871.55	
	EFT	09/01/23	Humana	Dental Insurance	2,191.57	
	EFT	09/01/23	CEBT	Medical/Life/LTD/Vision/Voluntary Life Insurance- Employer Paid \$24,515.29, Employee Paid \$6,472.48	30,987.77	
	EFT	09/06/23	PERA	401A Contributions; \$5,199.48 Employee Paid, \$8,527.14 GMWSD Paid, Life Insurance \$31.00	13,757.62	
	EFT	09/06/23	Paychex	Employee SS & Medicare \$4,371.94 Employer SS & Medicare \$4,371.95, Employee Fed Income Tax \$4,903.99, Employee State Income Tax \$1,992.00, Employer State Unemployment \$7.80, Garnishment \$349.37, Net Pay \$39,763.83, Paychex Processing Fee \$1,313.48	57,074.36	250,332.10
Engineering	1258	09/08/23	JVA Engineering	Engineering Services - July	837.00	837.00
Legal	17232	08/15/23	James A Beckwith	Retention of Consulting Services	15,000.00	
	17236	09/12/23	Coaty Marchant Woods, P.C.	Legal Services - August	12,586.50	
	17244	09/12/23	Ogborn Mihm, LLP	Litigation Services - July	20,501.65	48,088.15
Lobbyist	17237	09/12/23	Colorado Legislative Strategies	Lobbying Services 7 of 12	2,500.00	2,500.00
Meter Supplies	1254	09/08/23	Badger Meter Inc	3/4" Meter Body x6/Beacon Mobile Hosting - August	964.92	964.92

Office & Grounds	1253	09/08/23	All Temperatures Controlled, Inc	Ice Machine Cleaning & Maintenance	370.75	
	EFT	09/01/23	Clean Freaks	Monthly Office Cleaning	520.00	
	17239	09/12/23	Designscapes Colorado	Monthly Landscaping Red PS & Office	2,855.50	3,746.25
Office Expense	1261	09/08/23	SCL Health System	Drug Screening x2	100.00	
	EFT	08/20/23	Rocky Mountain Reserve	FSA/HRA Administration	150.60	
	EFT	08/20/23	Paychex	Timekeeping	159.34	
	EFT	08/31/23	Xerox Financial Services	Lease/Equipment Protection 7/06-8/05	483.23	
	17233	09/12/23	Aquatic Informatics Inc.	User Subscription/Tokay Software	1,155.00	
	17238	09/12/23	Continental Utility Solutions	Credit Card Processing Fees - July	7,539.63	
	17240	09/12/23	IT Consultants	EncompassIT Server/Desktop/Infrastructure/Firewall/Cloud Backup/Third Wall/Sentinal One/Email Protection	4,781.00	
	17242	09/12/23	Infosend	Residential/Second Notice/Commercial Bill Printing & Mailing - July	3,090.74	
	17245	09/12/23	Ram Computer Supply	Office 365 Business x37 x3 Months	2,442.00	
	17248	09/12/23	Safe Systems Inc	Quarterly Security Monitoring x4 Sites	1,253.46	21,155.00
Payroll Liabilities	EFT	08/09/23	PERA	Employee Paid Contributions to 401K Retirement Accounts 08/09 PR	252.79	
	EFT	08/09/23	PERA	Employee Paid Contributions to 457 Retirement Accounts 08/09 PR	119.14	
	EFT	08/23/23	PERA	Employee Paid Contributions to 401K Retirement Accounts 08/23 PR	261.87	
	EFT	08/23/23	PERA	Employee Paid Contributions to 457 Retirement Accounts 08/23 PR	126.64	
	EFT	09/01/23	Aflac	Supplemental Insurance	256.82	
	EFT	09/06/23	Rocky Mountain Reserve	FSA/DCA Claims 8/28-9/03	125.00	
	EFT	09/06/23	PERA	Employee Paid Contributions to 401K Retirement Accounts 09/06 PR	251.20	
	EFT	09/06/23	PERA	Employee Paid Contributions to 457 Retirement Accounts 09/06 PR	119.14	1,512.60
Repair Department	1252	09/08/23	Ace Hardware	5 gal Bucket x3/Interior Cleaner/Fastners x8/32 gal Trash Can/Master Key x5/3pc Socket Adapter/Sawzal Blades/Tie Downs x2/Screwdriver/Ball Valve x3/Hex Bushing & Hose Adapter 3/4"x1/2"/Lithium Battery x2/25W Light Bulbs/Cableties/Security Bit	436.78	
	1255	09/08/23	General Air	Welding Tank Rental	109.13	
	1256	09/08/23	Grainger	3" Digital Pressure Gauge x2	285.16	
	1260	09/08/23	Oxford Recycling Inc	Concrete Disposal Fee	60.00	
	EFT	08/28/23	Core & Main	Valve Box Top & Bottom Section x8/Valve Box Base x4/8" Stronback Cplg/Valve Box Lid x10/"a" Drop Bowl/6" SDR Bracket x3/6" SDR35 Pipe x 1	3,159.15	4,050.22
Sewer Treatment Cost	EFT	09/15/23	Metro Water Recovery	3rd Quarter Installment - Sewer Treatment	669,826.00	669,826.00
UNCC Locates	1262	09/08/23	Utility Notification Center of Colorado	UNCC Locates - August	802.38	802.38
Utilities	EFT	08/09/23	Xcel Energy	Gas/Electricity - Jun/July	14,443.87	
	EFT	08/23/23	Sound Telecom	Answering Service - August	316.75	
	EFT	09/13/23	T-Mobile	Cell Phone/Tablet/GPS Tracking 7/21-8/20	1,592.99	
	EFT	09/16/23	Comcast	P2 Internet Services 8/21-9/20	116.85	
	EFT	09/20/23	SunShare	Solar Garden Allocation - July	11,509.03	
	EFT	09/21/23	Greenbacker	Solar Garden Allocation (DIA) - July	4,997.21	

	<i>EFT</i>	09/21/23	Greenbacker	Solar Garden Allocation (Linnebur) - July	3,239.12	36,215.82
VISA - AP	<i>EFT</i>	08/23/23	VISA	Auto Expense \$4,483.55, Office Expense \$3,209.03, Office & Grounds \$354.13, Repairs & Maintenance \$95.65	8,142.36	8,142.36
VOID	<b>17230</b>	08/08/23	VOID	Misprinted Check	0.00	0.00
				Subtotal of All Expenditures	2,032,378.32	2,032,378.32
				<i>Subtract Capital Expenditures</i>	<i>48,552.75</i>	<i>48,552.75</i>
				<b>Total Monthly Operating Expenses</b>	<b>\$1,983,825.57</b>	<b>\$1,983,825.57</b>

1st Bank Daily Operating  
1st Bank Monthly Operating  
\* Multiple Expense Accounts Paid with 1 Check



Date	Name	Memo	Amount
<b>AUTO EXPENSE</b>			
<b>Unit 20- 2019 Kenworth T880 Vac</b>			
08/21/2023	Batteries Plus	Battery - Unit 20	285.50
<b>Unit 21- 2013 GMC TV Van</b>			
08/09/2023	Discount Tire	Rear Tires - Unit 21	1,043.72
08/09/2023	Discount Tire	Front Tires - Unit 21	521.86
08/14/2023	Dawson Infrastructure Solutions	Replaced Rear Axle Cover Sealants - Unit 21	300.84
<b>Unit 27-2015 Ford F350</b>			
07/27/2023	Advance Auto Parts	Fuel Filter - Unit 27	22.39
08/14/2023	Discount Tire	Tires - Unit 27	1,318.40
<b>Unit 30 - 2019 F450 Valve Truck</b>			
07/24/2023	Royce Industries LC	3/8" Female Coupler/ 3/8" Nipple - Unit 30	68.75
<b>Tools/Misc Expense</b>			
08/03/2023	Phil Long Ford	Ford Oil Filters x 36/Filter Element x9	729.63
08/18/2023	Advance Auto Parts	Car Wash Soap	17.46
<b>Gasoline</b>			
08/11/2023	EXXONMOBIL	Small Engine Fuel	175.00
			<i>Auto Expense Total</i>
<b>OFFICE EXPENSE</b>			
<b>Computer/Printer Repairs-Parts</b>			
07/20/2023	Amazon.Com	Expansion Mic for Meeting Owl	249.00
07/24/2023	Amazon.Com	90 Degree Power Cord x3/Surge Protector x1	49.87
<b>Conf/Seminars/Classes</b>			
08/06/2023	Local Vacation Rentals	SDA Conference Room x2 Nights	711.82
<b>Dues</b>			
08/15/2023	Register.com	Domain Registration	44.49
<b>Maintenance Agreements</b>			
07/24/2023	JAMF Software, LLC	Mobile Device Management 7/25-8/24	80.00
08/08/2023	X West Inc	Printing Charges - July	55.23
<b>Mandatory Empl Test Expense</b>			
08/16/2023	Colorado Certified Water Professionals	Distribution & Collection Certification Renewal	135.00
08/21/2023	Colorado Certified Water Professionals	Distribution Certification Renewal	85.00
<b>Miscellaneous Expenses</b>			
08/05/2023	Amazon.Com	Gatorade Powder Packets x1 Pack	40.95
<b>Utilities - Offices</b>			
08/04/2023	Comcast	Office Internet Service 8/01-8/31	680.05
08/12/2023	Ring Central Inc	VoIP Phone Minutes 8/12-9/11	314.88

*\$4,483.55*

	08/14/2023	Callfire.com	Automated Call Minutes	150.00	
<b>Software</b>	07/25/2023	My Postage Rate Saver	Monthly CASS Updates	52.23	
	08/01/2023	SendGrid	Email Gateway	161.95	
	08/08/2023	1password.com	Company Password Vault	92.60	
	08/13/2023	Zoom Video Communications Inc.	Video Cloud Recording 8/13-9/12	40.00	
<b>Supplies</b>	08/04/2023	Office Depot	Toner Cartridge x2/Paper/Gel Pens/Batteris/Paper Rolls/Post its	237.97	
	08/09/2023	Amazon.Com	Check Envelopes x500	27.99	
			<i>Office Expense Total</i>		<i>\$3,209.03</i>
<b>OFFICE &amp; GROUNDS</b>					
	07/21/2023	Batteries Plus	Flood Light Bulbs - P2	206.70	
	07/28/2023	Streakwave Wireless, Inc	Refund of Duplicate Charges	-410.10	
	08/05/2023	Waste Management	Office Trash & Recycling service - August	422.70	
	08/05/2023	Waste Management	P2 Trash Service - August	134.83	
			<i>Office &amp; Grounds Total</i>		<i>\$354.13</i>
<b>Repair Department</b>					
<b>Miscellaneous Tools/Supplies</b>	07/20/2023	Home Depot	Sod x7/Top Soil x5 - Hydrant Replacement Yard Repair	74.31	
<b>Pump Station Maintenance</b>	08/08/2023	Grainger	Threaded Close Nipple 1/2"	21.34	
			<i>Repair Department Total</i>		<i>\$95.65</i>
<b>Monthly Credit Card Total</b>				<b>\$8,142.36</b>	<b><i>\$8,142.36</i></b>

**Capital Expenditures vs Capital Revenue  
2023 Timeline**

Capital Expenditures	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total 2023 YTD Actual	Total 2023 Projected	Total 2023 Budgeted
	0	13,888	126,171	107,805	82,167	966,661	1,069,308	787,155	473,324	490,387	1,160,546	1,650,658			
2017 Cellular Endpoints	46,500	30,188		179,613	166,125					232,574			422,426	655,000	655,000
2020 Sewer Improvements			5,235	2,975		57,000			65,000	100,000	200,000	144,790	65,210	575,000	575,000
2021 Sewer Improvements	128,136		228,860		647,752	113,760							1,118,508	1,118,508	840,000**
2022 Tamaraisk LS Improvement									100,000	200,000	300,000	100,000	0	700,000	700,000
2022 Sewer System - Kipling				2,730	296,270	152,463							451,463	451,463	325,000**
2023 Water System Improvements						69,070	9,498		30,000	80,000			78,568	188,568	480,000
2023 Sewer System Improvements									200,000	300,000	200,000	190,000	0	890,000	890,000
2024 Design									15,000	15,000	20,000		0	75,000	75,000
2023 Capital Contingency												454,000	0	454,000	454,000
Vehicles		89,986		227,097									317,083	317,083	386,270
Field Equipment										45,000		9,000	0	54,000	54,000
Office and Grounds								19,211		40,000	40,000		19,211	99,211	107,000
Office Equipment										35,000		10,000	0	45,000	45,000
<b>Total Expense</b>	<b>174,636</b>	<b>120,174</b>	<b>234,095</b>	<b>412,415</b>	<b>1,110,147</b>	<b>392,293</b>	<b>9,498</b>	<b>19,211</b>	<b>410,000</b>	<b>1,047,574</b>	<b>760,000</b>	<b>932,790</b>	<b>2,472,469</b>	<b>5,622,833</b>	<b>5,586,270</b>

\*\* 2021 Sewer Improvements have a cost sharing agreement with Bear Creek Water & Sanitation where they will reimburse GMWSD \$328,053.12. 2022 Sewer System Improvements have a cost sharing agreement with the developer of the 10700 W Exposition development where they will reimburse 50% of the project cost. **Payment of \$250,000 received on 8/29/2023.**

Capital Revenues	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total 2023 YTD Actual	Total 2023 Projected	Total 2023 Budgeted
Cap Reserve	106,917	129,714	128,663	136,958	133,802	187,659	192,434	228,045	333,005	317,482	214,125	174,561	1,244,192	2,283,365	2,588,742
Interest Income	81,407	77,047	86,866	85,485	91,651	89,038	99,017	104,797	51,393	51,393	51,393	51,393	715,308	920,881	616,718
Sewer System Development Fees		9,432				4,716			8,340	8,340	4,170	4,170	14,148	39,167	83,395
Water System Development Fees		16,064				8,032							24,096	24,096	0
Lease Income	200	200	200		200	200	200	200	200	200	200	200	1,400	2,200	2,400
<b>Total Revenue</b>	<b>188,524</b>	<b>232,457</b>	<b>215,729</b>	<b>222,443</b>	<b>225,653</b>	<b>289,645</b>	<b>291,651</b>	<b>333,042</b>	<b>392,937</b>	<b>377,415</b>	<b>269,888</b>	<b>230,324</b>	<b>1,999,144</b>	<b>3,269,708</b>	<b>3,291,255</b>

<b>Income (Loss) Non-Operating</b>	<b>13,888</b>	<b>126,171</b>	<b>107,805</b>	<b>82,167</b>	<b>966,661</b>	<b>1,069,308</b>	<b>787,155</b>	<b>473,324</b>	<b>490,387</b>	<b>1,160,546</b>	<b>1,650,658</b>	<b>2,353,125</b>
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**Green Mountain Water and Sanitation District**  
**Capital Expenditures**  
**As of August 31, 2023**

Accrual Basis

<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Debit</u>	<u>Credit</u>
<b>May 23</b>					
05/01/2023	American West Construction...	Pay Application #4 Retainage	8104 · 2021 Sewer System Improvements	8,281.00	
05/01/2023	American West Construction...	Pay Application #4	8104 · 2021 Sewer System Improvements	157,339.00	
05/08/2023	Badger Meter Inc	LTE-M Endpoints/HR-E LCD Register x750 Units	8100 · 2017 Cellular Endpoints	166,125.00	
05/10/2023	American West Construction...	Pay Application #5 Retainage	8104 · 2021 Sewer System Improvements	18,521.26	
05/10/2023	American West Construction...	Pay Application #5	8104 · 2021 Sewer System Improvements	351,903.74	
05/30/2023	Brannan Construction	Pay Application #1 - 2022 Sewer System Improvements	8105 · 2022 System Improvements	14,813.52	
05/30/2023	Brannan Construction	Pay Application #1 - 2022 Sewer System Improvements	8105 · 2022 System Improvements	281,456.78	
05/31/2023	American West Construction...	2021 Sewer System Improvements - Pay Application #6 Ret...	8104 · 2021 Sewer System Improvements	5,585.33	
05/31/2023	American West Construction...	2021 Sewer System Improvements - Pay Application #6	8104 · 2021 Sewer System Improvements	106,121.17	
May 23				1,110,146.80	0.00
<b>Jun 23</b>					
06/23/2023	Browns Hill Eng & Controls	Tank Controls Backup Power x2	8107 · 2023 Water System Improvements	29,150.00	
06/23/2023	Browns Hill Eng & Controls	Pump Station Controls Backup Power x4	8107 · 2023 Water System Improvements	39,920.00	
06/26/2023	Fusion Fabrication Inc.	6 Customer Bridge Barricades with lockable gates/Installati...	8102 · 2020 Sewer System Improvements	57,000.00	
06/30/2023	American West Construction...	2021 Sewer System Improvements Pay Application #7 Retai...	8104 · 2021 Sewer System Improvements	5,688.00	
06/30/2023	American West Construction...	2021 Sewer System Improvements Pay Application #7	8104 · 2021 Sewer System Improvements	108,072.00	
06/30/2023	Brannan Construction	2022 Sewer Improvements - Pay Application #2 Retainage	8105 · 2022 System Improvements	7,623.13	
06/30/2023	Brannan Construction	2022 Sewer Improvements - Pay Application #2	8105 · 2022 System Improvements	144,839.51	
Jun 23				392,292.64	0.00
<b>Jul 23</b>					
07/03/2023	RG and Associates, LLC	2023 Design Review and Project Management - June	8107 · 2023 Water System Improvements	2,592.50	
07/31/2023	RG and Associates, LLC	2023 Water System Improvement Plan Review through 7/31	8107 · 2023 Water System Improvements	6,905.00	
Jul 23				9,497.50	0.00
<b>Aug 23</b>					
08/31/2023	HDR Engineering, Inc.	IT Building Renovation Study - Progress Billing	8002 · Capital Office & Grounds	19,211.10	
Aug 23				19,211.10	0.00
<b>TOTAL</b>				<b>1,531,148.04</b>	<b>0.00</b>

## Green Mountain Water & Sanitation District-Investment Report

### Cash Account Balances as of August 31, 2023

#### Cash Accounts

Bank Description	Accounts Payable	Current Balance	Interest Rate
Petty Cash		\$797.18	
1ST Bank - Daily Operating Account 2		(\$5,623.57)	
1ST Bank - Monthly Operating Account		\$15,362.21	
1ST Bank - Money Market		\$32,000.00	
1ST Bank - Liquid Asset/Operating Funds	\$1,983,825.57	\$4,320,074.19	4.50%
1ST Bank - Liquid Asset/Capital Funds	\$48,552.75		
Csafe CASH ( <i>Variable Daily Rate</i> )		\$902,593.99	5.439%
Csafe CORE ( <i>Variable Daily Rate</i> )		\$14,343,318.34	5.491%
ColoTrust Plus ( <i>Variable Daily Rate</i> )		\$4,033,148.40	5.494%
<b><i>Total Cash</i></b>		<b><i>\$23,641,670.74</i></b>	

#### Certificates of Deposit

CD Description	Expiration Date	Face Amount	Amoritized Amount	Interest Rate
			\$0.00	
<b><i>Total Certificates of Deposit</i></b>			<b><i>\$0.00</i></b>	
<b>Total Cash and Cash Equivalents</b>			<b><u><u>\$23,641,670.74</u></u></b>	

## Investment Report As of 8/31/2023

### PRIORITY = SAFETY, LIQUIDITY, DIVERSITY, AND YIELD

Term	Definition	Instruments and Guidelines	Account Name	Maturity Dates	8/31/23 Balances	Total \$ per Term	% per Term	% of Current Year's Budget per Term
<b>Immediate Liquidity</b>	<p><i>Minimum = 25% of current year's budget.</i></p> <p><i>Maximum = none.</i></p> <p><i>Optimize at 25% of current year's budget, but could go higher if short- and long-term yields are not favorable.</i></p>	<p><i>Checking = least practical balance.</i></p> <p><i>Insured Money Market Fund and Treasuries = up to 100%</i></p> <p><i>Pools that are specifically approved by Green Mountain Board of Directors = up to 100%</i></p> <p><b>NO MORE THAN 50% OF IMMEDIATE-TERM FUNDS IN ANY SINGLE-ENTITY INSTRUMENT. *</b></p> <p><i>Availability &lt; 8 HOURS</i></p>	Petty Cash 1st Bank Sweep Account Csafe CASH ColoTrust Plus		797.18 4,361,812.83 902,593.99 4,033,148.40	<b>9,298,352.40</b>	<b>39.33%</b>	<b>45.03%</b>
<b>Short</b>	<p><i>Funds available in excess of 25% of current year's budget, up to 50% of current year's budget, but could go higher if long-term yields are not favorable.</i></p>	<p><i>Above, plus: none</i></p> <p><b>NO MORE THAN 50% OF SHORT-TERM FUNDS IN ANY SINGLE-ENTITY INSTRUMENT. *</b></p> <p><i>8 HOURS &lt; Availability ≤ 1 YEAR</i></p>	Csafe CORE		14,343,318.34	<b>14,343,318.34</b>	<b>60.67%</b>	<b>69.46%</b>
<b>Long</b>	<p><i>Funds available in excess of 50% of current year's budget. If long-term yields are not favorable, invest in short-term or liquid instruments.</i></p> <p><i>Funds should be invested in a laddered fashion such that 25% of the fund balance that is in excess of 50% of the current year's budget is available within each one of years 2-5, and within each year, funds are laddered quarterly.</i></p>	<p><i>Above, plus: approved long-term instruments.</i></p> <p><i>1 YEAR &lt; Availability ≤ 5 YEARS</i></p>				<b>0.00</b>	<b>0.00%</b>	<b>0.00%</b>

\* Limitation not applicable to State of Colorado approved pools such as CSAFE and COLOTRUST, since by nature, these funds are diversified.

**\$23,641,670.74**

**Green Mountain Water and Sanitation District**  
**Balance Sheet**  
**As of August 31, 2023**

Accrual Basis

	Aug 31, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1001-01 · 1st Bank-Daily Operating 2	-5,623.57
1012 · CSafe CORE	14,343,318.34
1011 · CSafe Cash	902,593.99
1000 · Imprest Cash Account	797.18
1002 · 1st Bank-Operating	15,362.21
1003 · 1st Bank-Money Market	32,000.00
1004 · 1st Bank-Sweep Account	4,320,074.19
1113 · Colotrust Plus-Capital Reserve	4,033,148.40
<b>Total Checking/Savings</b>	23,641,670.74
<b>Accounts Receivable</b>	
1200 · A/R-Water	1,269,615.65
1210 · A/R-Sewer	256,146.47
1220 · Accrued Interest Receivable	279.52
<b>Total Accounts Receivable</b>	1,526,041.64
<b>Other Current Assets</b>	
1450 · Reimbursable	248.98
<b>Total Other Current Assets</b>	248.98
<b>Total Current Assets</b>	25,167,961.36
<b>Fixed Assets</b>	
1455 · HRA Deposit	80,723.29
1500 · Acc Dep-Office & Grounds	-881,677.05
1510 · Acc Dep-Office Equipment	-500,592.53
1520 · Acc Dep-Repairs & mtn	-671,852.13
1530 · Acc Dep-Sewer System	-8,273,016.66
1540 · Acc Dep-Vehicles	-1,115,836.22
1550 · Acc Dep-Water System	-19,124,837.99
1600 · Land	271,261.04
1610 · Office & Grounds-Capital	1,530,577.59
1620 · Office Equipment Capital	554,533.13
1630 · Repairs & Mtn Capital	777,113.57
1640 · Sewer Lines & Mechanical	15,442,679.33
1650 · Vehicles Capital	1,473,056.18
1660 · Water Lines & Mechanical	40,130,532.70
<b>Total Fixed Assets</b>	29,692,664.25
<b>Other Assets</b>	
1900 · Def Outflows if Res. - OPEB	31,440.00
1901 · Def Outflows of Res. - Pension	265,653.00
1700 · Construction in Progress	1,326,968.01
1720 · Prepaid Expense	203,824.95
<b>Total Other Assets</b>	1,827,885.96
<b>TOTAL ASSETS</b>	<b>56,688,511.57</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2501 · 2021 SewerImprovement-Retainage	61,572.27
2000 · Accounts Payable	1,720,689.16
<b>Total Accounts Payable</b>	1,782,261.43
<b>Credit Cards</b>	
2001 · 1st Bank VISA	3,823.81
<b>Total Credit Cards</b>	3,823.81

**Green Mountain Water and Sanitation District**  
**Balance Sheet**  
**As of August 31, 2023**

Accrual Basis

	Aug 31, 23
<b>Other Current Liabilities</b>	
2600 · Def Inflows of Res. - OPEB	60,807.00
2602 · Def Inflows of Res. - Pension	1,474,332.00
2604 · Net OPEB Liability	129,328.00
2606 · Net Pension Liability	-165,413.00
2301 · 11968 W Jewell Reimb. Deposit	150.00
2302 · 12476 W Bayaud Reimb. Deposit	3,519.00
2300 · Big Sky Deposit	-17,055.76
2100 · Accrued Payroll	36,760.46
2101 · Accrued Vacation Payable	64,440.44
2102 · Deposits Payable	5,900.00
2200 · Payroll Liabilities	4,390.13
	1,597,158.27
<b>Total Other Current Liabilities</b>	<b>1,597,158.27</b>
<b>Total Current Liabilities</b>	<b>3,383,243.51</b>
<b>Total Liabilities</b>	<b>3,383,243.51</b>
<b>Equity</b>	
3700 · Acc Dep-Contrib Capital-Sewer	-2,817,919.24
3600 · Acc Dep-Contrib Capital-Water	-2,716,164.78
3701 · Developer Contribution-Sewer	6,588,952.06
3601 · Developer Contribution-Water	6,063,902.70
3702 · System Development Fees-Sewer	7,408,848.10
3602 · System Development Fees-Water	10,125,027.66
3000 · Opening Bal Equity	391,294.18
3900 · Retained Earnings	29,867,179.78
Net Income	-1,605,852.40
	53,305,268.06
<b>Total Equity</b>	<b>53,305,268.06</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>56,688,511.57</b>



**Green Mountain Water and Sanitation District  
Profit & Loss Budget vs. Actual**

Accrual Basis

August 31, 2023

<b>Revenues</b>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>Act vs Budget</u>
Operating Revenue	9,422,112.99	8,820,666.27	-601,446.72
Non-Operating Revenue	2,020,691.37	1,999,143.31	-21,548.06
<b>Total Income</b>	11,442,804.36	10,819,809.58	-622,994.78

**Explanation of Variance**

\*\*\*1 - For Jan-Aug 2023, the District used 172,053,000 less gallons (16.83% less) compared to Jan-Aug 2022. Water use is 27.45% less than budgeted for 2023. The significant rainfall in May, June, July has kept consumption down. Water used in August is not billed to customers until September and October.

\*\*\*2 - The federal reserve voted in July to increase rates another 0.25% bringing the range to 5.25-5.50%.

\*\*\*3 - Received a payment of \$11,300 from CEBT (Health insurance provider) because of a favorable Medical Loss Ratio for 2022. Received a reimbursement of \$5,547.12 for safety equipment from the CSD pool. There have been multiple CORA requests which have ended up taking a significant amount of time which resulted in charges to the requesters. In August we received a large settlement payment for the Red Zone Tank liner, we performed the sewer cleaning and TV inspection for Fossil Ridge which was billed (\$93,846.74) and received, and we received the cost sharing payment for the Kipling Sewer project for \$250,000.

\*\*\*4 - The District filed a claim for roof damage due to hail to 11 sites. The CSD pool insurance sent an initial payment for repairs in the amount of \$135,160.18. Once a contractor is selected to complete the repair any additional costs will be covered under the District's insurance policy.

<b>Expenses</b>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>Act vs Budget</u>
Operating Expense	10,542,124.26	8,914,737.97	-1,627,386.29
Non-Operating Expense	2,620,696.00	2,472,467.73	-148,228.27
<b>Total Expense</b>	13,162,820.26	11,387,205.70	-1,775,614.56

**Explanation of Variance**

\*\*\*5 -Engineering & Utility Invoices are typically received a month behind services performed and used.

\*\*\*6 - Less locates have been called in YTD than anticipated.

\*\*\*7 - 2022 Sewer - Kipling sewer project has been completed and the \$250,000 cost sharing payment has been received. 2021 Sewer System Improvement CIPP lining project will receive \$328,053.12 reimbursement from Bear Creek Water and Sanitation upon completion.

\*\*\*8 - We have not had the need to order meter stock, hydrants, or valves YTD.

\*\*\*9 - Legal is higher than anticipated YTD.

<b>Income/Loss</b>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>Act vs Budget</u>
Income/Loss Operating	-1,120,011.27	-94,071.70	1,025,939.57
Income/Loss Non-Operating	-600,004.63	-473,324.42	126,680.21
<b>Net Income</b>	-1,720,015.90	-567,396.12	1,152,619.78

**Green Mountain Water and Sanitation District**  
**Profit & Loss vs. Actual**  
**August 31, 2023**

Accrual Basis

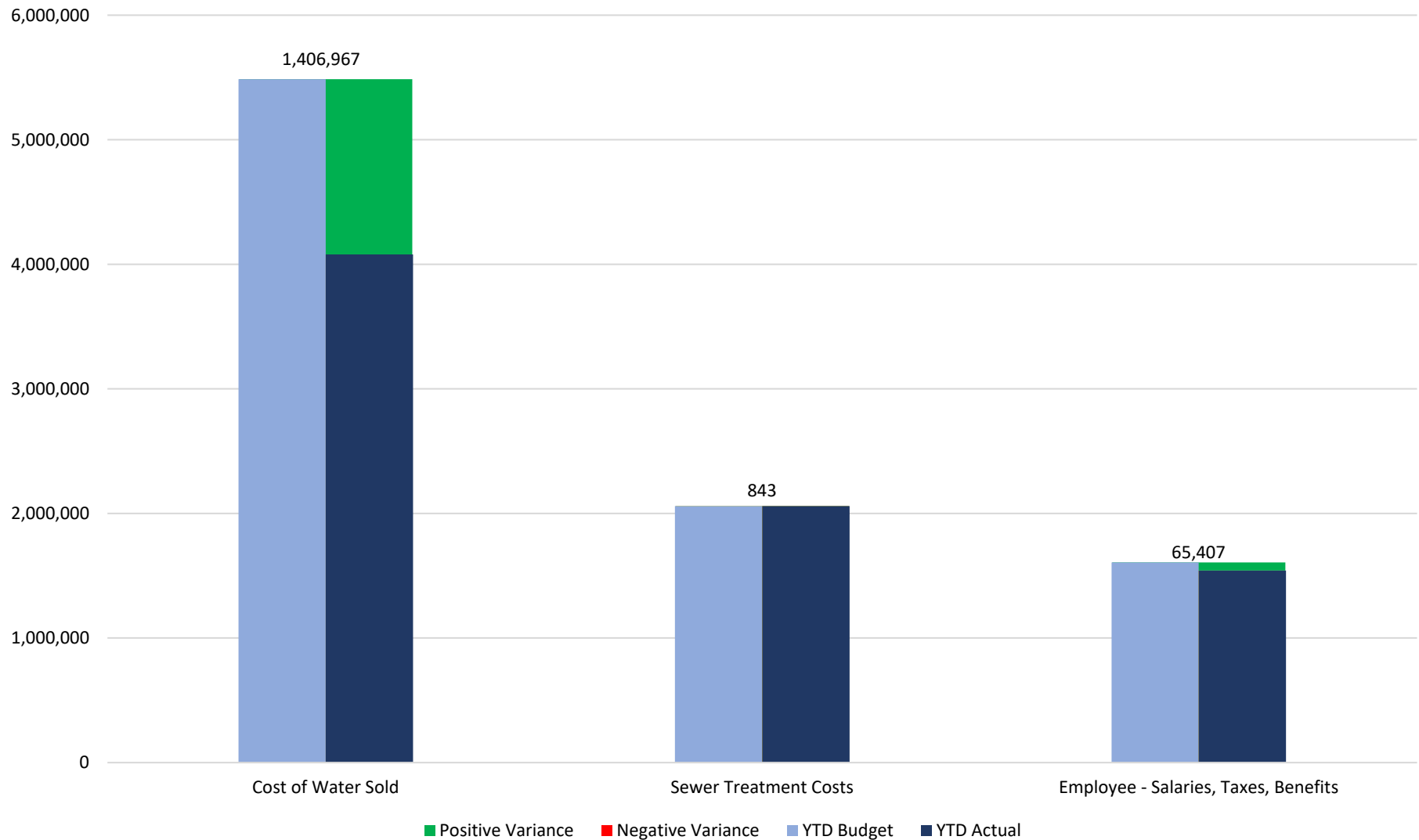
	2023 Budget	YTD Budget	YTD Actual	Act vs. Budget	% of YTD Budget
<b>Operating Revenue</b>					
1 Delinquent Charges	70,000.00	39,737.00	45,445.55	5,708.55	114.37%
2 Inspection Fees	1,500.00	1,050.00	375.00	-675.00	35.71%
3 Insurance Claim Revenue	0.00	0.00	135,160.18	135,160.18	100.00% ***4
4 Meter Sales	0.00	0.00	1,365.30	1,365.30	100.00%
5 Miscellaneous Income	6,800.00	4,633.36	483,560.03	478,926.67	10436.49% ***3
6 Service Fee	3,789,548.00	2,506,407.05	2,499,945.80	-6,461.25	99.74%
7 Sewer User Charges	3,168,461.00	2,072,116.35	2,131,632.35	59,516.00	102.87%
8 Short Check Fees	400.00	240.00	1,140.00	900.00	475.00%
9 Shut Off Charges	4,450.00	2,500.00	2,400.00	-100.00	96.00%
10 Transfer Fees	20,250.00	12,735.00	12,375.00	-360.00	97.17%
11 Water Sales	8,420,632.00	4,782,694.23	3,507,267.06	-1,275,427.17	73.33% ***1
12 Total Operating Revenue	15,482,041.00	9,422,112.99	8,820,666.27	-601,446.72	93.62%
<b>Operating Expense</b>					
13 Accounting/Audit	16,500.00	16,500.00	19,100.00	2,600.00	115.76%
14 Auto Expense	125,800.00	83,866.88	60,661.87	-23,205.01	72.33%
15 Contracted Repairs	227,500.00	152,833.36	115,208.01	-37,625.35	75.38%
16 Cost of Meters Sold	15,000.00	10,000.00	5,777.59	-4,222.41	57.78% ***8
17 Cost of Water Sold	7,823,523.00	5,486,805.55	4,079,838.38	-1,406,967.17	74.36% ***1
18 Director Fees	12,000.00	8,000.00	6,700.00	-1,300.00	83.75%
19 Employee - Salaries, Taxes, Benefits	2,471,171.00	1,607,054.31	1,541,647.03	-65,407.28	95.93%
20 Engineering	145,000.00	96,666.64	57,341.99	-39,324.65	59.32% ***5
21 Insurance	150,393.00	100,262.00	98,121.36	-2,140.64	97.87%
22 Legal	200,000.00	133,333.36	215,011.83	81,678.47	161.26% ***9
23 Lobbyist	30,000.00	20,000.00	17,500.00	-2,500.00	87.50%
24 Office & Grounds	81,500.00	57,945.00	47,966.04	-9,978.96	82.78%
25 Office Expense	517,200.00	382,992.88	319,121.47	-63,871.41	83.32%
26 Repair Department	150,000.00	88,799.92	56,055.18	-32,744.74	63.13% ***8
27 Sewer Treatment Costs	2,729,304.00	2,059,478.00	2,058,634.74	-843.26	99.96%
28 UNCC Locates	8,500.00	5,666.64	4,954.89	-711.75	87.44% ***6
29 Utilities	361,450.00	231,919.72	211,097.59	-20,822.13	91.02% ***5
30 Total Operating Expense	15,064,841.00	10,542,124.26	8,914,737.97	-1,627,386.29	84.56%
31 Income (Loss) Operating	417,200.00	-1,120,011.27	-94,071.70	1,025,939.57	8.40%

**Green Mountain Water and Sanitation District**  
**Profit & Loss vs. Actual**  
**August 31, 2023**

Accrual Basis

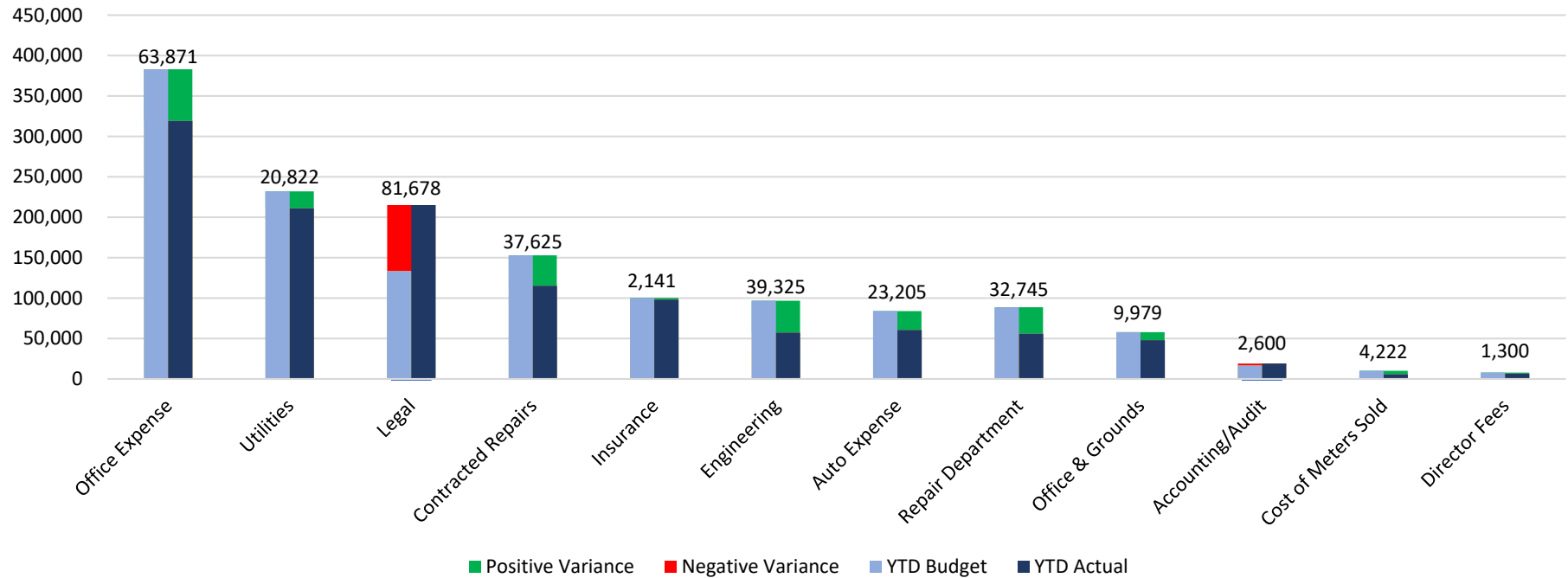
	2023 Budget	YTD Budget	YTD Actual	Act vs. Budget	% of YTD Budget	
<b>Non-Operating Revenue</b>						
1	Capital Reserve Fund Revenue	2,588,742.00	1,549,569.51	1,244,191.65	-305,377.86	80.29% ***1
2	Interest Income	616,718.00	411,145.36	715,307.87	304,162.51	173.98% ***2
3	Sewer System Development Fees	83,395.00	58,376.50	14,148.00	-44,228.50	24.24%
4	Water System Development Fees	0.00	0.00	24,095.79	24,095.79	100.00%
5	Lease Income	2,400.00	1,600.00	1,400.00	-200.00	87.50%
6	<b>Total Non-Operating Revenue</b>	<b>3,291,255.00</b>	<b>2,020,691.37</b>	<b>1,999,143.31</b>	<b>-21,548.06</b>	<b>98.93%</b>
<b>Non-Operating Expenditures</b>						
7	2017 Cellular Endpoints	655,000.00	422,426.00	422,425.56	-0.44	100.00%
8	2020 Sewer System Improvements	575,000.00	135,000.00	65,210.00	-69,790.00	48.30%
10	2021 Sewer System Improvements	840,000.00	840,000.00	1,118,507.75	278,507.75	133.16% ***7
11	2022 Tamarisk LS Improvements	700,000.00	300,000.00	0.00	-300,000.00	0.00%
12	2022 Sewer - Kipling	325,000.00	325,000.00	451,462.94	126,462.94	138.91% ***7
13	2023 Water System Improvements	480,000.00	80,000.00	78,567.50	-1,432.50	98.21%
14	2023 Sewer System Improvements	890,000.00	100,000.00	0.00	-100,000.00	0.00%
15	2024 Design	75,000.00	5,000.00	0.00	-5,000.00	0.00%
16	2023 Field Equipment	54,000.00	0.00	0.00	0.00	0.00%
17	2023 Office & Grounds	107,000.00	27,000.00	19,211.10	-7,788.90	71.15%
18	2023 Office Equipment	45,000.00	0.00	0.00	0.00	0.00%
19	2023 Vehicles	386,270.00	386,270.00	317,082.88	-69,187.12	82.09%
20	Capital Contingency	454,000.00	0.00	0.00	0.00	0.00%
21	<b>Total Non-Operating Expenditures</b>	<b>5,586,270.00</b>	<b>2,620,696.00</b>	<b>2,472,467.73</b>	<b>-148,228.27</b>	<b>94.34%</b>
22	<b>Income (Loss) Non-Operating</b>	<b>-2,295,015.00</b>	<b>-600,004.63</b>	<b>-473,324.42</b>	<b>126,680.21</b>	<b>78.89%</b>
23	<b>Net Income</b>	<b>-1,877,815.00</b>	<b>-1,720,015.90</b>	<b>-567,396.12</b>	<b>1,152,619.78</b>	<b>32.99%</b>

### High Dollar Operating Expense YTD Actual vs Budget



**-Cost of Water Sold-** For Jan-Aug 2023, the District used 172,053,000 less gallons (16.83% less) compared to Jan-Aug 2022. Water use is 27.45% less than budgeted for 2023. The significant rainfall in May, June, July has kept consumption down. Water used in August is not billed to customers until September and October.

### Operating Expense YTD Actual vs Budget

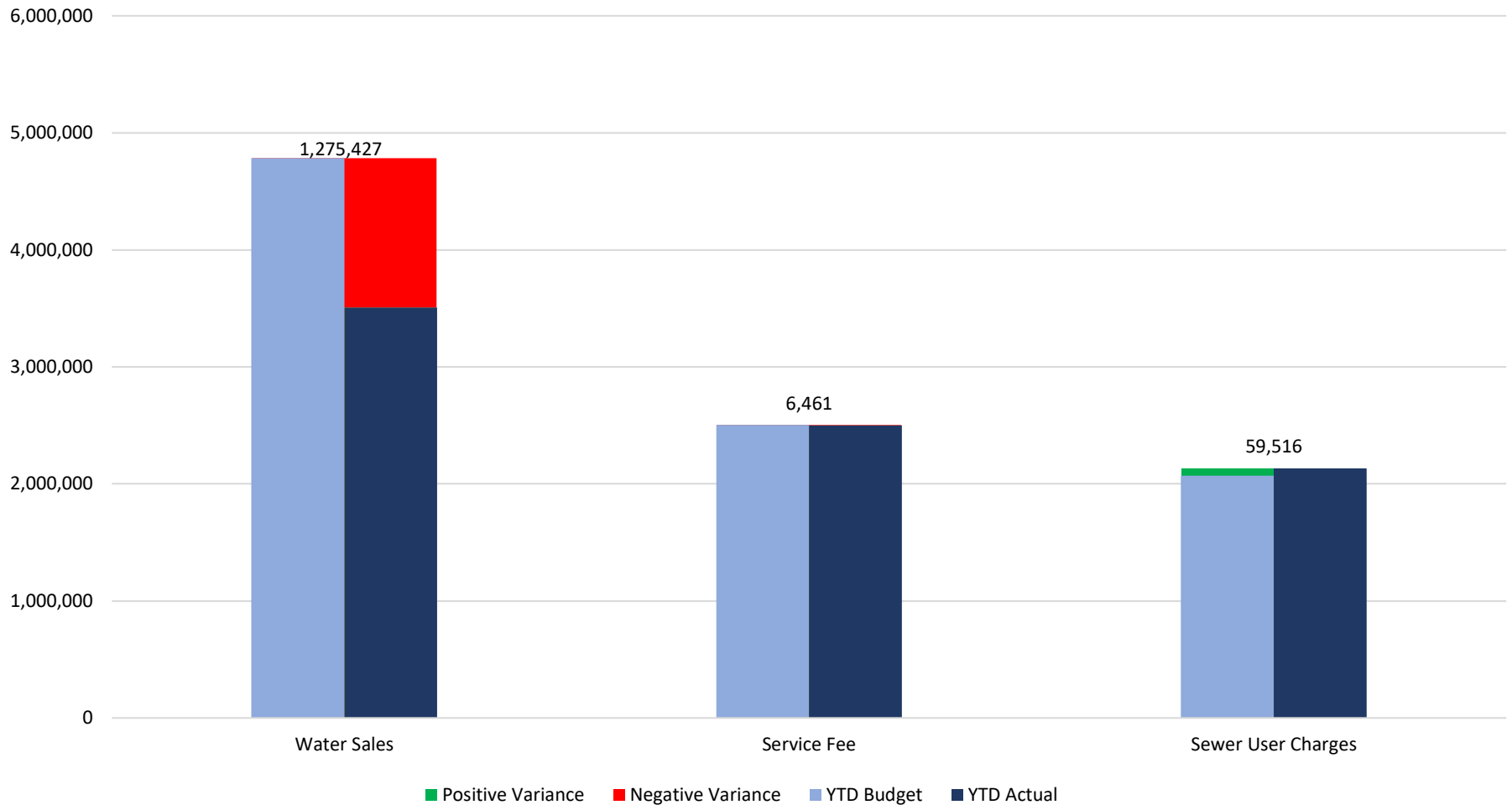


-**Engineering & Utilities**- Invoices are typically received a month behind services performed and used.

-**Legal**- Legal is higher than anticipated YTD.

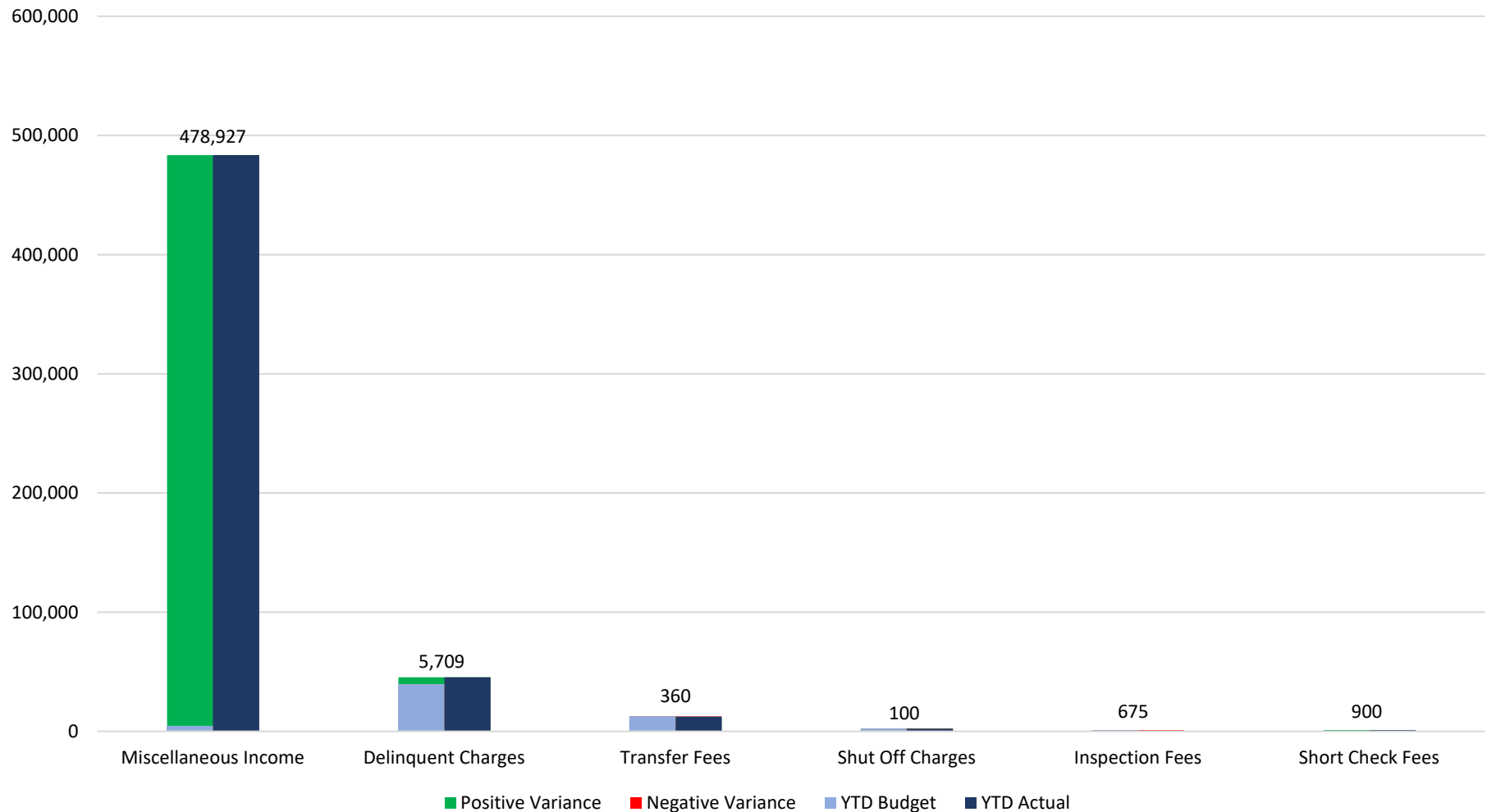
-**Repair Department**- We have not had the need to order meter stock, hydrants, or valves YTD.

### High Dollar Operating Revenues YTD Actual vs Budget



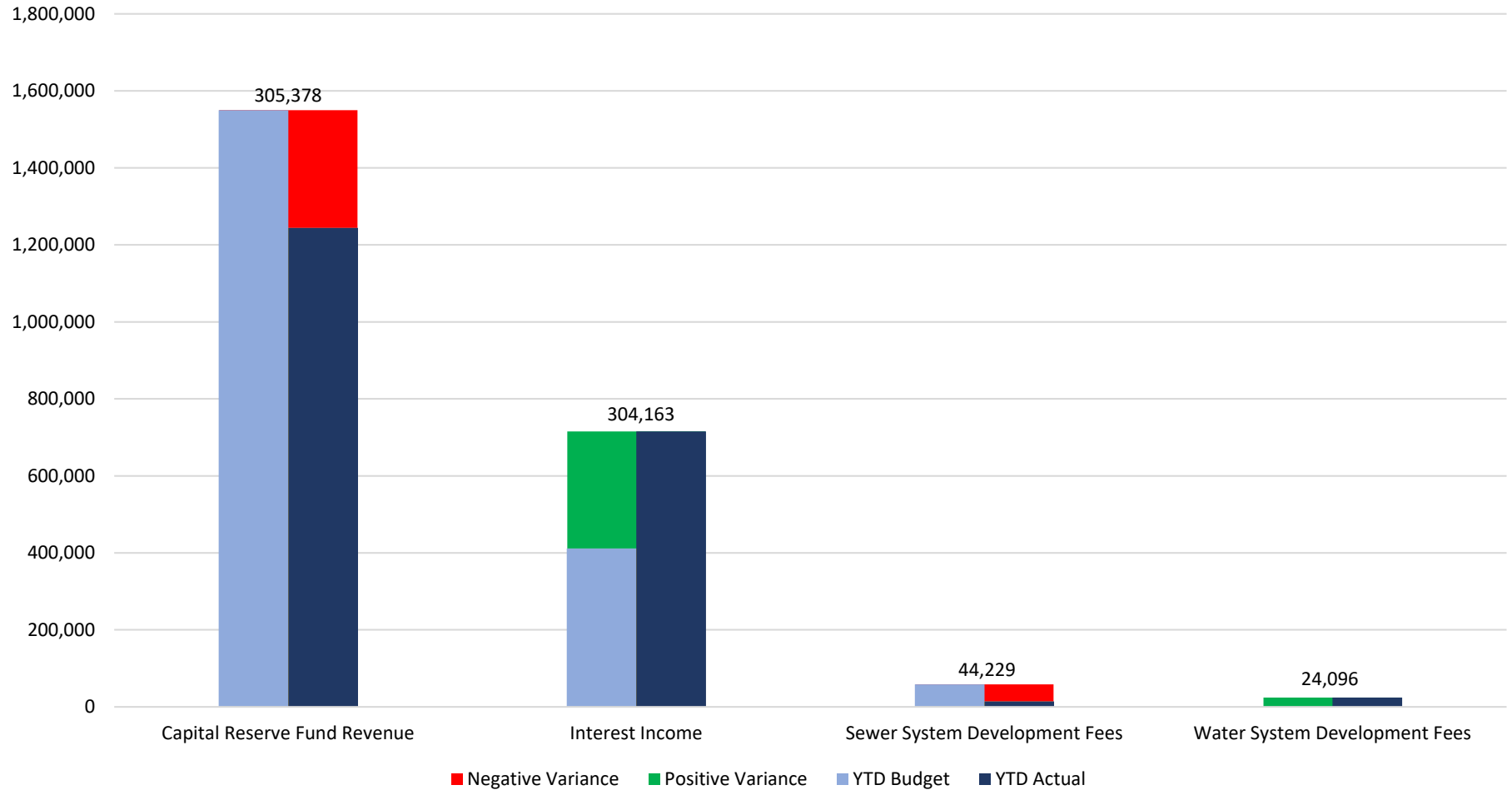
**-Water Sales-** For Jan-Aug 2023, the District used 172,053,000 less gallons (16.83% less) compared to Jan-Aug 2022. Water use is 27.45% less than budgeted for 2023. The significant rainfall in May, June, July has kept consumption down. Water used in August is not billed to customers until September and October.

### Operating Revenues YTD Actual vs Budget



**-Miscellaneous Income-** Received a payment of \$11,300 from CEBT (Health insurance provider) because of a favorable Medical Loss Ratio for 2022. Received a reimbursement of \$5,547.12 for safety equipment from the CSD pool. There have been multiple CORA requests which have ended up taking a significant amount of time which resulted in charges to the requesters. In August we received a large settlement payment for the Red Zone Tank liner, we performed the sewer cleaning and TV inspection for Fossil Ridge which was billed (\$93,846.74) and received, and we received the cost sharing payment for the Kipling Sewer project for \$250,000.

### Non-Operating Revenues YTD Actual vs Budget

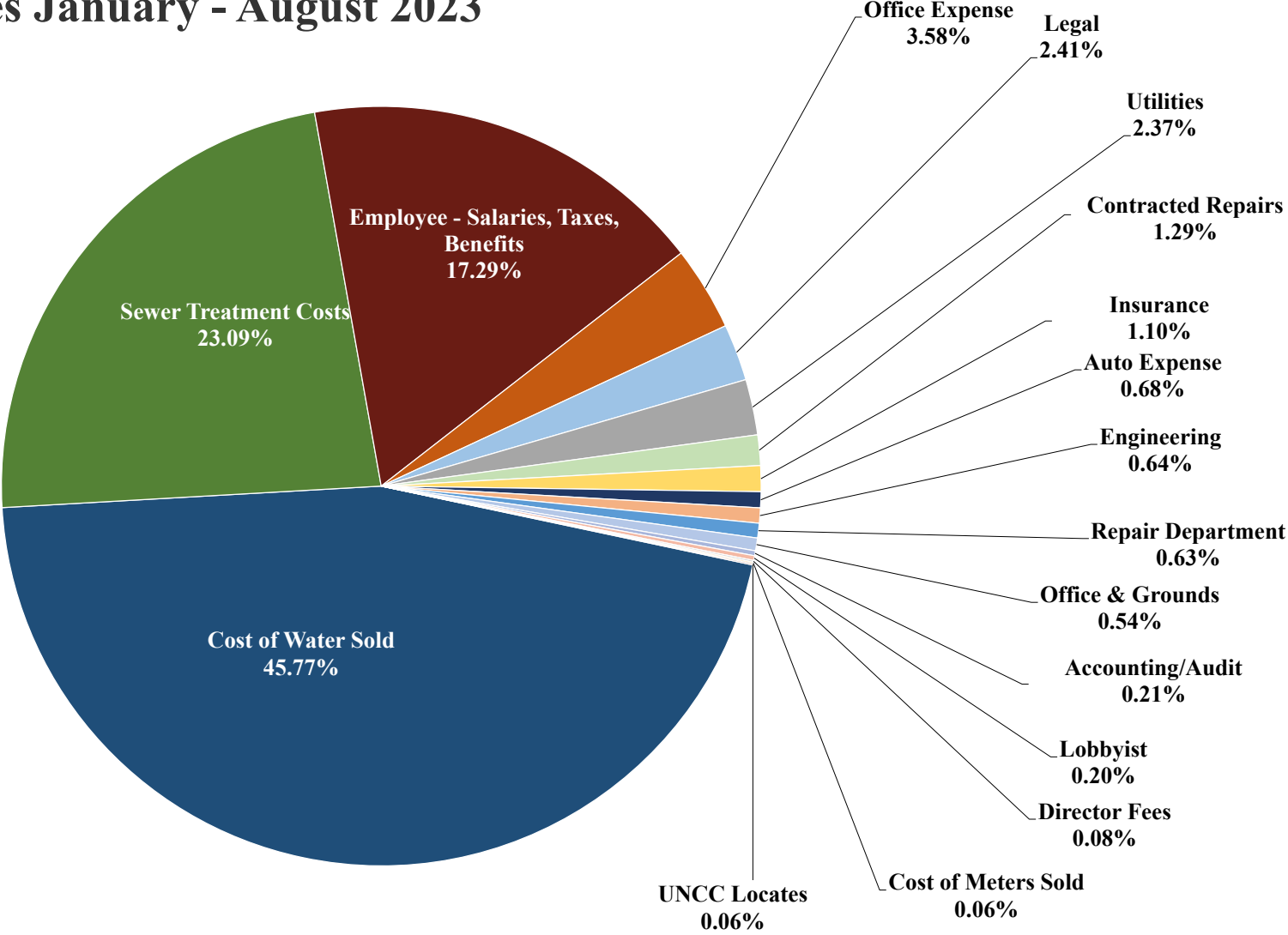


**-Capital Reserve Fund Revenue-** For Jan-Aug 2023, the District used 172,053,000 less gallons (16.83% less) compared to Jan-Aug 2022. Water use is 27.45% less than budgeted for 2023. The significant rainfall in May, June, July has kept consumption down. Water used in August is not billed to customers until September and October.

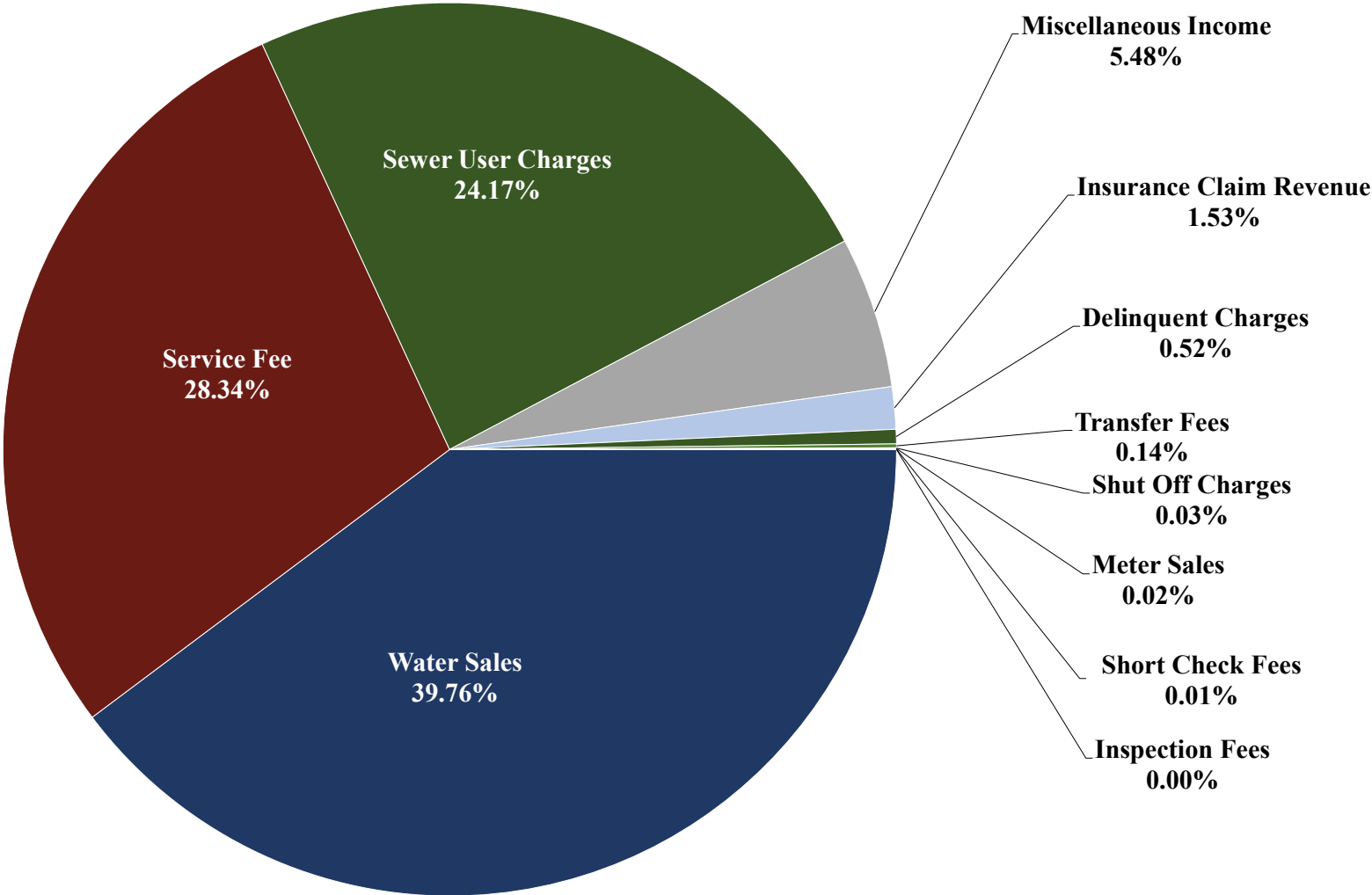
**-Interest Income-** The federal reserve voted in July to increase rates another 0.25% bringing the range to 5.25-5.50%.



# Operating Expenses January - August 2023



# Operating Revenues January - August 2023



# Memorandum

**TO:** BOARD OF DIRECTORS  
**SUBJECT:** Quote from Utility Metering Solutions  
**DATE:** September 12, 2023

Green Mountain Water & Sanitation has received a quote from Utility Metering Solutions (UMS) to assist us in completion of all indoor transmitter changeouts. With the delays caused by COVID and the supply chain issues the radio-read transmitters have begun dying at a quick pace (over 100 in September). It has become difficult for staff to keep pace with the replacements. When this happens, The District can no longer collect a read from the meter resulting in some estimated bills and ongoing issues with reading meters. UMS would take over the entire process of coordinating with the customers and installing the new cellular transmitters already purchased by GMWSD. They would send out letters, follow up phone calls, have a call center available, and have a portal for online scheduling. Lead time for UMS to schedule The District is 6 weeks. They are projected to have this project completed within 3-4 months.

Currently GMWSD has 2,200 indoor transmitters which is reflected on the current quote. We are actively replacing the indoor transmitters so this number will decrease, possibly by a few hundred.

Below we have listed pros and cons for this project:

**PROS:**

- Expedited replacement of transmitters in 3-4 months compared to 2-3 years for GMWSD staff.
- Relieves the 3 current field crews back to normal duties.
- Does not bog down office staff with hundreds of phone calls, emails, and letters every month.
- Relieves office staff back to normal duties.
- Eliminates estimated bills for customers.

**CONS:**

- Cost for UMS to complete the project. Quote of \$219,900 for 2,200 units (\$99.95 per unit).



# DISTRICT ENGINEERS REPORT

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AUGUST 8, 2023

# District Engineers Report

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Maintenance & Operations Report

Proposed Development Reviews

Infrastructure Replacement Projects

Engineering Projects

Consulting Engineering Update



# Maintenance & Operations Report

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No water main breaks to report for July

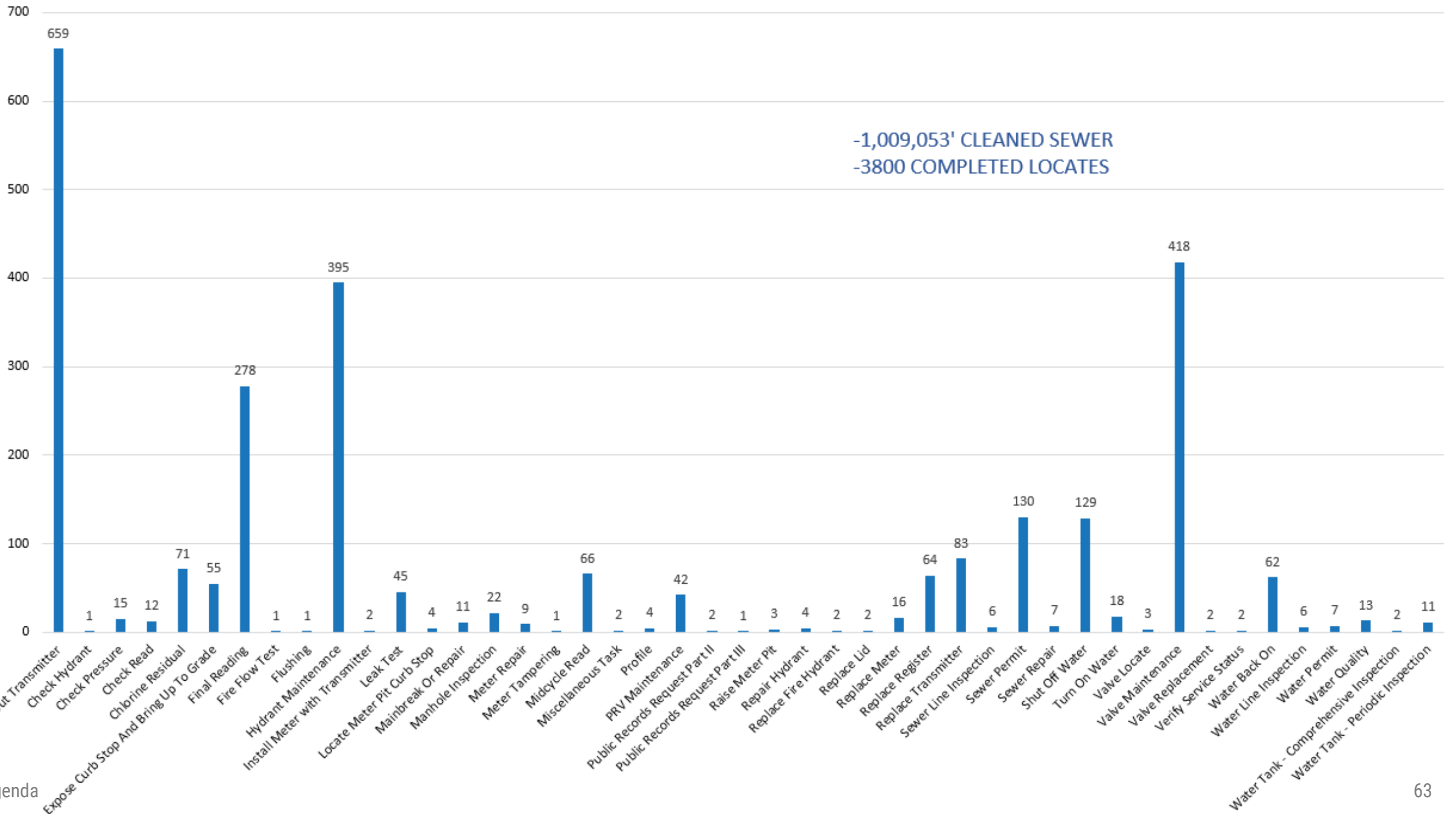
One sewer repair project

21" PVC sanitary sewer pipe break W Yale & S Gladiola Way

- Gas line incursion
- Repair Start Sept. 11



# Year to Date 2023



# Maintenance Report August 2023

- No main breaks to report
- One sewer repair @ 1773 S Deframe St, break was on the PVC drop entering the manhole. We used the mini-excavator due to the narrow street in the townhouse complex and location of the manhole in the common area.



# Proposed Development Reviews

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For Information Only – No Board or legal Action needed at this time:

- Fed Center
- 1031 S Union Blvd
- Car Wash – Union & Alameda
- 1078 Alkire



# Fed Center

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JVA has completed draft memo for hydraulic capacity modeling

Contamination memo received from Developer



# Car Wash

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Union/Alameda – Old Rite Aid

JVA performed development review



# Infrastructure Replacement Projects

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**Bear Creek CIPP**

**Water Line Replacement Project**



# Capital Improvement Projects

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## Bear Creek CIPP

Substantially complete

- Punch list items
- Final change order & pay application
- Basement back up incident handled by contractor's insurance



# Infrastructure Replacement Projects

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## Water Line Replacement Project

RG & Associates: for preliminary engineering 2023

- Bid February 2024
- Construction Complete September 2024



# Engineering Projects

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## Consulting Engineers

RG & Associates – Waterline Replacement

Respec Engineering – Ravine Xing pipeline support

JVA – Development Review



**From:** [Dylan Woods](#)  
**To:** [GM Admins](#)  
**Cc:** [Michael Yost](#)  
**Subject:** FW: Rule 408 Settlement Communication  
**Date:** Thursday, September 7, 2023 3:48:52 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Please add this email to the Board packet for discussion by the directors.

Dylan Woods, Partner  
Coaty Marchant Woods, P.C.  
1202 Bergen Parkway, Suite 110  
Evergreen CO 80439  
Office 303-674-0800  
Cell 720-443-1761  
FAX 303-674-8492  
[dwoods@cmw-evergreen.law](mailto:dwoods@cmw-evergreen.law)



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**From:** Arney, Neil L. <Neil.Arney@KutakRock.com>  
**Sent:** Wednesday, September 6, 2023 11:03 AM  
**To:** Dylan Woods <dwoods@cmw-evergreen.law>  
**Subject:** Rule 408 Settlement Communication

Dylan:

Thank you again for your time yesterday.

My client has asked if Green Mountain would consider an interim agreement to release some taps for Filings 18 and 20 so that it can continue its construction on those filings and in an effort to limit the damages it will suffer.

Thanks, Neil



Neil L. Arney | Partner  
**KUTAKROCK**  
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Denver, CO 80202-5292  
**Direct:** (303) 292-7882  
**Main:** (303) 297-2400  
**Mobile:** (303) 902-7961  
**Fax:** (303) 292-7799  
**Email:** [Neil.Arney@KutakRock.com](mailto:Neil.Arney@KutakRock.com)

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