

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

December 12, 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, December 12, 2023.

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


<p>Attendance:</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>Karen Morgan, President David Garner, Vice President Todd Hooks, Treasurer Dave Wiechman, Secretary Roger Wendell, Director</p> <p>Not present, and unexcused:</p> <p>Also present were: Dylan Woods, Title 32 Attorney Sam McKay, GMWSD Josh Stanley, GMWSD Doug Pavlich, GMWSD</p> <p>Anastasia Urban, Solterra LLC Terry – Fossil Ridge Kevin Wright Jim Otton Ludmila Glasson Mr. Lebeue</p>
<p>Call to Order / Declaration of Quorum (0:01)</p>	<p>Director Morgan, noting the presence of a quorum of all Directors, called to order the Regular Meeting of the Board of the Green Mountain Water and Sanitation District at 6:00 p.m.</p>
<p>Directors & Disclosure Matters (0:19)</p>	<p>None.</p>

<p>Approval of/Additions to /Deletions from the Agenda (0:27)</p>	<p>None.</p>
<p>Public Comment (0:36)</p>	<p>Kevin Wright. Commented on Brookfield Residential’s ongoing lawsuits and suggested the board tell the developer to stop asking for sewer service. (0:51)</p> <p>Jim Otton, District Resident discussed the Strategic Growth Initiative from Lakewood and future development of a high rise building near Belmar Park. Would like the Board to not increase the size of the District or allow further development. (1:55)</p> <p>Anastasia Urban, Solterra LLC commented regarding the existing connections to the District’s sewer line and requested that the District approve the remaining 87 sewer taps to be installed. (4:59)</p> <p>Ludmila disagrees with Brookfield. Would like a public process for new IGAs. Would like to know more about Mike Yost coming back to work as District Engineer. (6:59)</p>
<p>Approval of Minutes (9:42)</p>	<p>Director Wiechman MOVED to approve the November 14, 2023 Regular Meeting Minutes. Director Hooks seconded, following discussion and upon vote, the motion PASSED unanimously.</p>
<p>Public Hearing on 2024 Budget (10:24)</p>	<p>Mr. Pavlich presented the proposed 2024 Budget. Director Wendell MOVED to accept public comment during the public hearing. Director Wiechman seconded, following discussion and upon vote, the motion PASSED. Directors Morgan and Hooks dissented.</p> <p>Kevin Wright commented that the budget seems to be in line with reasonable expenses.</p>

	<p>Jim Otton commented that he has worked with budgets with HOAs and finds this budget to be reasonable.</p> <p>Mr. Lebeue commented thanking the Board for allowing the public to give input on the budget.</p> <p>Director Hooks MOVED to approve the 2024 Budget as presented. Director Wiechman seconded, following discussion and upon vote, the motion PASSED unanimously. (10:24)</p> <p>Mr. Woods reported on a letter received which discussed concerns with the proposed tap fees. Mr. Woods confirmed that he is comfortable that the District’s process for calculating the rates and tap fees satisfies the obligations under the law. Director Wiechman MOVED to approve the Resolution Regarding 2024 Rates and Fees. Director Hooks seconded, following discussion and upon vote, the motion PASSED unanimously.</p> <p>The Board confirmed that the new rates would be sent out via email and posted on the District’s website as a newsletter. (22:01)</p>
<p>Financial Matters (30:27)</p>	<p>The Board reviewed the November/December 2023 Daily/Monthly Operating Expenses & Capital Expenditures. Director Hooks MOVED to accept the November 2023 Unaudited Financial & Investment Report. Director Wendell seconded, following discussion and upon vote, the motion PASSED unanimously.</p>
<p>District Reports (31:26)</p>	<p>Mr. Stanley provided the Maintenance Report. There were four mainline breaks in November. New roofs and gutters due to the 2017 hail storm on the pump station facility are in progress. (31:26)</p>

	<p>Mr. Stanley provided the District Engineering Report. The RFQs for the Federal Center engineering consultant have been received. The Bear Creek lining project is complete. Project bid scopes are in progress. The ravine crossing survey is complete. (36:31)</p>
<p>Director's Matters (44:04)</p>	<p>The Board entered into a discussion about the ravine planning. Mr. Stanley reported that the City of Lakewood is in the conceptual drawing phases and no design work has commenced. Director Morgan MOVED to stop work in progress on the ravine project until a written agreement has been executed. Director Garner seconded, following discussion and upon vote, the motion PASSED unanimously. (44:04)</p> <p>The Board entered into a discussion regarding approval of the remaining sewer taps requested by Brookfield. Director Garner MOVED to open discussion on the taps with the Brookfield representative, Anastasia Urban. Director Wendell seconded, following discussion and upon vote, the motion PASSED. Directors Morgan and Wiechman dissented.</p> <p>Ms. Urban clarified the areas in question. Mr. Stanley recommended an additional flow study to see if adding the additional taps will cause downstream flow issues. Director Wendell MOVED to defer action on the taps requests until after conclusion of the upcoming appeal process. Director Garner seconded, following discussion and upon vote, the motion PASSED. Director Morgan dissented. (49:06)</p> <p>Director Morgan MOVED to appoint Director Wiechman and Director Garner on the interview committee for District Manager candidates. Director Hooks seconded, following discussion and upon vote, the motion PASSED unanimously. Recordings of</p>

	the interviews will be provided to the Board. (1:16:57)
Legal Matters (1:26:28)	Mr. Woods noted that the District's Annual Resolution needs to be drafted and approved in January.
New Business (1:28:20)	Director Garner suggested posting informative information on the District's activities on the website.
Adjourn (1:34:14)	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 7:34 p.m.


David Wiechman, Secretary