

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

June 11, 2024

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 11, 2024.

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>Karen Morgan, President Dave Wiechman, Vice President Roger Wendell, Treasurer Randy Little, Secretary</p> <p>Not present, and unexcused: None</p> <p>Also present were: Dylan Woods, Title 32 Attorney Josh Stanley, District Manager, GMWSD Sam McKay, GMWSD Doug Pavlich, GMWSD Debbie Crady, Crady Puca &amp; Associates Courtney Kramer – Fossil Ridge Litigation Counsel Nicole Catan – Big Sky Litigation Counsel</p> <p>Art Martinez Ludmila Other guests</p>
<p><b>Call to Order / Declaration of Quorum (0:07)</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>Director Morgan noted that Director Hooks provided a resignation to the Board.</p>

<b>Directors &amp; Disclosure Matters (1:09)</b>	None.
<b>Approval of/Additions to /Deletions from the Agenda (1:17)</b>	Director Morgan <b>MOVED</b> to add new litigation matters to the executive session. Director Wendell seconded, following discussion and upon vote, the motion <b>PASSED</b> unanimously.
<b>Public Comment (2:20)</b>	Ludmila provided public comment regarding the District’s involvement at the Federal Center and new housing developments and asked that board members come to the meeting prepared. (2:45)
<b>Approval of Minutes (4:26)</b>	Director Little <b>MOVED</b> to approve the May 14, 2024 Meeting Minutes as amended. Director Wendell seconded, following discussion and upon vote, the motion <b>PASSED</b> unanimously.
<b>Financial Matters (6:45)</b>	<p>Director Wendell thanked Mr. Pavlich for training on financial matters. (6:45)</p> <p>The Board reviewed the May 2024 Daily/Monthly Operating Expenses &amp; Capital Expenditures. The Board noted that 2.5% more water had been used compared to this time in 2023 due to less rainfall. Interest rates range from 4.5-5.5%. 401k contributions are employee funded. Salaries are slightly lower due to employee benefits for PERA and Social Security. Director Wendell <b>MOVED</b> to approve the expenditures and unaudited financial statements for the period ending April 30, 2024. Director Little seconded, following discussion and upon vote, the motion <b>PASSED</b> unanimously. (7:23)</p> <p>Ms. Crady reviewed the 2023 Audit. The report is to be filed by July 31<sup>st</sup>. (15:48)</p>
<b>District Reports (29:06)</b>	Mr. Stanley provided the Maintenance Report. There was one main break and one valve failure in May. (29:06)

	<p>Mr. Stanley presented reports regarding District Engineering, development review, and infrastructure replacement projects. (37:40)</p> <p>The Board discussed the need to hire three (3) employees including one employee who is retiring. (43:25)</p> <p>Mr. Stanley presented the Amended Rules and Regulations, requiring a flow study with new development reviews. Director Wendell <b>MOVED</b> to approve the Amended Rules and Regulations. Director Little seconded. Following discussion, Director Wendell <b>WITHDREW</b> the motion to allow for future public input. (45:47)</p>
<p><b>Director’s Matters (49:27)</b></p>	<p>The Board entered into a discussion regarding the director vacancy. Director Wendell <b>MOVED</b> to appoint Art Martinez to the vacancy. Director Little seconded. following discussion and upon vote, the motion <b>PASSED</b> unanimously. Mr. Martinez executed his oath. (49:27)</p> <p>The Board entered into a discussion regarding the Federal Center Metro District Submittal to Lakewood. The District discussed pursuing an exclusion from Green Mountain. (54:39)</p>
<p><b>Legal Matters (1:13:26)</b></p>	<p>Mr. Woods provided the Board updates on litigation matters. The District has another lawsuit in relation to Fossil Ridge. An appeal to a prior litigation for breach of contract with Ms. Timmons is being monitored. Mr. Woods provided an update regarding the Bear Creek Sanitation intrusion incident, which is being submitted to insurance for coverage. (1:13:26)</p> <p>Mr. Woods provided an update on his work on the District’s audit letter. (1:17:14)</p>

<p><b>Executive Session pursuant to §24-6-402(4) (b) and/or (e) C.R.S.</b> for the purpose of receiving legal advice regarding:</p> <p>Fossil Ridge litigation <b>(1:17:57)</b></p>	<p>Director Morgan <b>MOVED</b> to enter into Executive Session pursuant to §24-6-402(4)(e) C.R.S. for the purpose of determining positions subject to negotiations, developing strategy for negotiations, and instructing negotiators regarding district manager hire. Director Wendell seconded, following discussion and upon vote the motion <b>PASSED</b> unanimously.</p> <p>The Board entered into Executive Session at 7:19 p.m.</p> <p>Executive session concluded at 7:49 p.m.</p>
<p><b>Executive Session pursuant to §24-6-402(4) (b) and/or (e) C.R.S.</b> for the purpose of receiving legal advice regarding:</p> <p>Big Sky litigation <b>(1:20:17)</b></p>	<p>Director Morgan <b>MOVED</b> to enter into Executive Session pursuant to §24-6-402(4)(e) C.R.S. for the purpose of determining positions subject to negotiations, developing strategy for negotiations, and instructing negotiators regarding district manager hire. Director Little seconded, following discussion and upon vote the motion <b>PASSED</b> unanimously.</p> <p>The Board entered into Executive Session at 7:50 p.m.</p> <p>Executive session concluded at 8:06 p.m.</p>
<p><b>Executive Session pursuant to §24-6-402(4) (b) and/or (e) C.R.S.</b> for the purpose of receiving legal advice regarding:</p> <p>New litigation matters <b>(1:22:17)</b></p>	<p>Director Morgan <b>MOVED</b> to enter into Executive Session pursuant to §24-6-402(4)(e) C.R.S. for the purpose of determining positions subject to negotiations, developing strategy for negotiations, and instructing negotiators regarding district manager hire. Director Wendell seconded, following discussion and upon vote the motion <b>PASSED</b> unanimously.</p> <p>The Board entered into Executive Session at 8:08 p.m.</p> <p>Executive session concluded at 8:45 p.m.</p>

<b>New Business (1:24:45)</b>	Mr. Stanley provided a report on the Ravine Bridge flow study. The Board discussed capacity for the District's systems.
<b>Adjourn (1:35:11)</b>	Director Wendell <b>MOVED</b> to adjourn the meeting. Director Little seconded the motion, following discussion and upon vote the motion <b>PASSED</b> , and the meeting was adjourned at 8:56 p.m.

This document was approved and signed at the 7/9/2024. To review the signed pdf copy, please contact the District.