

WATER & SEWER BOARD OF DIRECTORS' MEETING  
JANUARY 21, 2006

IN ATTENDANCE: Herb Cooper, Steve Koeckeritz, Joe Sarjeant, Jack Watson, and Manager Jody Sandquist.

ABSENT: Barb Rosenbrock.

PROPERTY OWNERS & OTHERS IN ATTENDANCE: Four (4).

PRESIDENT STEVE KOECKERITZ CALLED THE JANUARY 21, 2006, WATER & SEWER MEETING TO ORDER AT 8:08 A.M.

APPROVAL OF AGENDA: Steve Koeckeritz stated that George Langel (12075) was in attendance primarily for the discussion of item #2 under New Business. Steve suggested that item could be addressed after the Manager's Report and there were no objections from other Board Members.

MOTION: Joe Sarjeant moved to approve the Agenda. Herb Cooper seconded the motion, which passed unanimously.

APPROVAL OF MINUTES:

MOTION: Herb Cooper moved to approve the minutes as written. Jack Watson seconded the motion, which passed unanimously.

PRESIDENT'S REPORT: Items that Steve would include in his report will appear on the Agenda.

TREASURER'S REPORT: Written report by Herb Cooper showing the four cash accounts as reconciled to the bank statements through December 30, 2005, as follows: Major R & R - \$95,131.20, Operating Account - \$354,958.20, SIA - \$70,731.19, and ULPL - \$319,531.27.

MOTION: Jack Watson moved to approve the Treasurer's Report. Joe Sarjeant seconded the motion, which passed unanimously.

MEMBERS' COMMENTS: None.

MANAGER'S REPORT: Jody reported that the storage tanks for the 6<sup>th</sup> Filing have been ordered, and the cost has risen by approximately \$800.00. The Colorado Water Law books have also increased in price, and she proposes that, since the fees we collect for well permits are \$5.00 for the docket with the Greeley Water Court, \$480.00 for the permit itself, and \$5.00 for the book, we collect \$495.00 to help cover postage and the increased cost of the book.

MOTION: Herb Cooper moved to accept the Manager's recommendation and up the price (for well permits) to \$495.00. Jack Watson seconded the motion, which passed unanimously.

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Two of our maintenance staff recently spent two full days trying to clear up a septic line. A property owner recently built in the 6<sup>th</sup> Filing and tied into the septic system on a very long run, although the original plans showed a vault. They developed a small leak, which dripped down the line and froze it. An outside contractor came up and helped our staff, using a heating unit. The property owners will absorb some of the cost involved and will be asked to install the vault. Jody suggests we look at getting a heated pressure tank, which we would use to clean equipment, for similar situations as above, and numerous other applications. Discussion commenced on the intent and design of the system. George Langel provided information to the Board with regard to such systems, and will work with staff to help formulate guidelines for tapping into the 6<sup>th</sup> Filing sewer system. The Fire Department has trained on the Emergency Evacuation Plan, and Jane & Jim Tiffin's grandson, Jake Sanger, came in on two days to tie ribbons on washers for identification purposes should the plan need to be put into effect. Jody spent 3 ½ hours yesterday with divers from Greeley, discussing work we need to have done on Panhandle Dam. They will present a cost estimate to us soon. The two gentlemen have worked with Greeley Water and on dams for many years.

#### COMMITTEE REPORTS:

1. SYSTEMS AS-BUILT AD HOC:
  - APPROVE ADDITIONAL MEMBER: Lyle Koller asked the Board to approve Brad Smith (11001) as an additional member of the Committee.
2. 6<sup>TH</sup> FILING SYSTEMS OPERATIONS: No report. Steve, Herb, Jody and Daniel will meet before the February meeting.

#### NEW BUSINESS:

2. PERMISSION/FEEES FOR CONTRACTORS TO USE CLWSA DIGESTORS FOR WASTEWATER DUMPING FROM CRYSTAL LAKES PROPERTIES: George Langel owns Apex Rooter & Plumbing Service, and has concentrated his efforts in the Red Feather Lakes, Crystal Lakes, and Glacier View area. An issue has come up with regard to at least one property where a septic system froze up. To remedy the situation, George hauled water up to clean out the systems, and contacted Jody for permission to dump wastewater that was generated through that process into the Association upflow digester. Jody and Steve agreed that, as long as a fee is paid, it would be appropriate to allow wastewater from Crystal Lakes' systems to be dumped into the upflow digester. Steve is asking that the Board formalize the policy if they agree with it. Jody added that George agreed to pay the Association an amount per gallon equal to what we pay in Fort Collins. Besides our Association, there are several contractors in Fort Collins, including George, who pump septic systems in our subdivision. There are times when our equipment cannot accommodate our property owners as when a longer hose is needed, or a grade is too steep. It is for the Board to decide if those contractors are required to haul to Fort Collins, or can they dump here. Our Water Augmentation Plan requires that water not be exported from Crystal Lakes.

MOTION: Jack Watson moved to proceed along those lines, that we draw up the necessary wording to allow these people to use our upflow digesters for cleaning out systems where that's needed. Herb Cooper seconded the motion, which passed unanimously.

Jody will prepare a policy to present to the Board at the February Meeting.

OLD BUSINESS:

1. METER READINGS & POLICY: Jody provided the Board with a summary of the well meter statistics. A total of 253 properties have not reported, of which 16 report their well is not operational, 4 wells are capped, 1 well is without power, and 22 were new in 2005. This drops the unreported number to 210. The Board reviewed Glacier View's policy on non-reporting.

MOTION: Joe Sarjeant moved to notify these 225 odd people who are not in compliance with some kind of a warning by certified mail, return receipt requested, that if they're not in compliance by whatever we agree on, there will be a substantial fine.

The motion died for lack of a second.

MOTION: Jack Watson moved to set the fine structure of a \$200.00 penalty for non-compliance as of February 15, 2006. Joe Sarjeant seconded the motion.

MOTION: Herb Cooper moved to amend the motion to add "if they don't comply by that time, they have another 30 days in which they will be fined another \$400.00".

The motion to amend died for lack of a second.

The original motion passed unanimously.

The Chair concurred with the motion.

MOTION: Herb Cooper moved that the first letter go out first class mail. Jack Watson seconded the motion, which passed unanimously.

2. ATTORNEY REVIEW OF RFSI DECREES: Tabled to February.
3. 6<sup>TH</sup> FILING: Tabled to February.
  - 6<sup>TH</sup> FILING MID-YEAR SUMMARY (FY 05-06):
  - REPLATS OF LOTS ON SYSTEMS:

NEW BUSINESS:

1. INVESTMENT STRATEGIES: Tabled to February.

MOTION: Herb Cooper moved to accept Lyle's recommendation for accepting Brad Smith as a new member of the As-Built Committee. Jack Watson seconded the motion, which passed unanimously.

MOTION: Joe Sarjeant moved to adjourn. Jack Watson seconded the motion, which passed unanimously.

THE WATER & SEWER MEETING ADJOURNED AT 9:58 A.M.

Respectfully submitted,  
Bev Eddinger  
Recording Secretary