

WATER & SEWER BOARD OF DIRECTORS' BOARD MEETING
MARCH 18, 2006

IN ATTENDANCE: Herb Cooper, Steve Koeckeritz, Barb Rosenbrock, Jack Watson, and Manager Jody Sandquist.

ABSENT: Joe Sarjeant.

PROPERTY OWNERS & OTHERS IN ATTENDANCE: Two (2).

PRESIDENT STEVE KOECKERITZ CALLED THE MARCH 18, 2006, WATER & SEWER MEETING TO ORDER AT 8:10 A.M.

APPROVAL OF AGENDA: Steve requested the addition of Offer on 03099.

MOTION: Herb Cooper moved to approve the amended Agenda. Jack Watson seconded the motion, which passed unanimously.

APPROVAL OF MINUTES:

MOTION: Herb Cooper moved to approve last month's minutes. Barb Rosenbrock seconded the motion, which passed with one abstention: Jack Watson.

MOTION: Barb Rosenbrock moved to approve the amended Annual Meeting minutes for presentation to the membership at the Annual Meeting. Herb Cooper seconded the motion, which passed unanimously.

PRESIDENT'S REPORT: No report.

TREASURER'S REPORT: Written report by Herb Cooper showing the four cash accounts as reconciled to the bank statements through February 28, 2006, as follows: Major R & R-\$95,369.67, Operating Account-\$346,746.04, SIA-\$79,931.06, and ULPL-\$320,391.16.

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

MEMBERS' COMMENTS: Lyle Koller (03027) asked who is up for re-election and Steve replied that his seat, as well as Barb's and Joe's would be open. Steve and Joe will be seeking re-election and Barb Rosenbrock has not as yet determined if she will run. Bob Strazer (11054) is running for a seat on the Board and has submitted his resume.

MANAGER'S REPORT: Jody stated that Waynes Pump Service might have a buyer for one of Water & Sewer's 5200 gal. tanks. She asked if the Board would consider a payment of about ½ of the original cost and the response was yes but probably no less.

COMMITTEE REPORTS:

1. SYSTEMS AS-BUILT AD HOC: Lyle Koller stated that the Committee is waiting for the weather to break to have their first meeting.
2. 6TH FILING SYSTEMS OPERATIONS: This Committee has yet to meet.

OLD BUSINESS:

1. METER READING FINES & APPEAL PROCESS: Jody reported that 42 letters were sent out to non-compliant property owners, and at this time 10 replies have been received. It had been suggested last month that Water & Sewer might consider using the Road & Rec. Hearing Panel for their appeals to the fines to be issued and any future fines. Steve believes that the Board itself should hear any appeals and they would set a special meeting date and time for anyone appealing fines. Water & Sewer will adopt the Appeal Procedure. The procedure reads as follows: "The property owner may protest the fine levied within thirty (30) days of such levy by notifying the Association in writing of the owner's intention to appeal. The Association Board of Directors shall set a date and time within thirty (30) days of notification of the appeal within which it shall be heard. The Board shall make a determination on the appeal within thirty (30) days after the appeal hearing. During the pendency of an appeal, the Association shall not attempt to collect the fine. The Board may reduce, waive or enforce the fine. The decision of the Board of Directors of the Association is final. All fines levied against a property owner shall become a lien on such owner's property."

MOTION: Herb Cooper moved to adopt the Appeal Procedure as written. Barb Rosenbrock seconded the motion, which passed unanimously.

MOTION: Jack Watson moved to levy the \$200.00 fine against the 32 property owners currently not in compliance and send notification of that fine to those property owners. Herb Cooper seconded the motion, which passed unanimously.

The letters will be sent first class as well as certified, and a copy of the Appeal Procedure will be attached to each letter. Additional fines may be assessed for further non-compliance.

2. ATTORNEY REVIEW OF RFSI DECREES: A response from the attorney will be received this coming week.
3. 6TH FILING
 - SYSTEM TAP GUIDELINES: Tabled to April.
 - MID-YEAR SUMMARY: Tabled to April.
4. COUNTY MEETING RE: SEPTIC SYSTEM FOR 04058: Steve reported that this past week there was a meeting at the Health Department attended by Herb Cooper, Joe Sarjeant, Jody Sandquist and himself, as well as Larimer County representatives. Paul Hewlett, property owner, and his contractor, George Langel (12075), had requested to put in an advanced treatment system on that lot. It appeared that the representatives of the Health Department and the Planning Department are very reluctant to support this action. There is a restriction on the 4th Filing plat that the County interprets as prohibiting the installation of on-site septic systems on seven lots on the north side of the lake. George Langel has requested that the County remove said language from the plat so they can install the advanced treatment system on 04058. Steve believes the Association should support the property owner as long as reasonable restrictions are attached to

the approval to insure there is no degradation to water quality. Jody has concerns that down the road the Board and the Association will inherit the monitoring of the system. The tests have to be refrigerated and taken to a special lab on certain days on a monthly or quarterly basis. The property owner mentioned above is willing to pay someone to do this, but consideration should be given to what happens if the property is sold. It was suggested that the Association could establish a fee that would be charged for that service. At a cost of approximately \$30,000.00, it is not anticipated that many people will be putting these systems in.

NEW BUSINESS:

1. FY 06-07 BUDGET: Steve suggested setting a special meeting to discuss budget issues and items on the Agenda which could not be addressed today because of time constraints. It was determined the Board would recess this meeting until April 1st at 9:00 a.m.
2. ALLOCATION OF PLANT INVESTMENT & IMPACT FEES: Tabled to April.
3. GUIDELINES & POLICY FOR DIGESTOR USE BY COMMERCIAL ENTITIES: Tabled to April.
4. CERTIFICATION COSTS: Tabled to April.
5. 6TH SEWER SYSTEM MAP: Tabled to April.
6. OFFER ON 03099:

THE BOARD RECESSED TO EXECUTIVE SESSION TO DISCUSS THE OFFER ON 03099 AT 9:59 A.M. AND RECONVENED AT 10:09 A.M.

MOTION: Barb Rosenbrock moved to counter back on the offer on lot 99 in the 3rd at \$11,000.00. Herb Cooper seconded the motion, which passed unanimously

MOTION: Herb Cooper moved to recess to April 1st at 9:00 a.m. Jack Watson seconded the motion, which passed unanimously.

THE WATER & SEWER BOARD RECESSED AT 10:11 A.M.

Respectfully submitted,
Bev Eddinger
Recording secretary