

WATER & SEWER BOARD OF DIRECTORS' MEETING  
JULY 15, 2006

IN ATTENDANCE: Herb Cooper, Joe Sarjeant, Bob Strazer, Jack Watson, and Manager Jody Sandquist.

ABSENT: Steve Koeckeritz.

PROPERTY OWNERS & OTHERS IN ATTENDANCE: Eleven (11).

WATER & SEWER VICE-PRESIDENT JACK WATSON CALLED THE JULY 15, 2006, WATER & SEWER MEETING TO ORDER AT 7:59 A.M.

APPROVAL OF AGENDA:

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

PRESIDENT'S REPORT: No report.

TREASURER'S REPORT: Herb Cooper reported that all our records are at the auditors. He did reconcile the check register.

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

MEMBERS' COMMENTS

1. COOPER (07062): This references a property owner who was at the small volume fill with a 100-gallon tank. In lieu of the apparent drought situation, individual members need to be more responsive and responsible. Many trucks with large tanks have been spotted utilizing the small volume fill late at night. Herb suggests that they may have to shut off the water so it is not available during off-hours. That would create a real hardship for anyone arriving after 3:00 in the afternoon.  
Ray Williams suggests that staff should notify members on the 6th Filing system when the system is down. He also suggests that Jody should really encourage members to be a part of her e-mail group so they could be notified by e-mail.  
Leonard Trujillo (06042) asked if there was only one well in the 6<sup>th</sup> Filing and how deep they are. Rick Crewdson responded that there are two wells, which are respectively 250 feet deep and 500 feet deep.  
David Farrell (06146) asked if this Board had a plan for the future, especially with regard to all the large new homes being built. Jack Watson explained that the 6<sup>th</sup> Filing water system was originally set up for campers and RVers. Over the years the use of the area has changed and the system has moved into a situation for which it was not intended. More demands have been made of the system with homes being built and owners buying property on the side of their original

lots. David maintains that the more holes that are punched into the ground, the more everyone's wells are going to be affected. A property owner suggested that the question of a plan should be asked of each property owner. Are they conserving water? When a drought was not being discussed, most people used water as if it would be abundant forever. That unconscious use of water is what helped create the shortages we now have. Bob Strazer suggested that they might have to turn to a surface water source. Herb Cooper stated that the Board's responsibility is to maintain the Water Augmentation program. They cannot issue a well permit or stop a well from being drilled. Ray Williams suggested that the Board put on a temporary building ban until the situation corrects itself. Bob Strazer asked if the Board should be declaring a water emergency right now, and put out a special alert bulletin with guidelines on how to save water. Then, perhaps initiate an engineering study on what we can do long term to solve this problem. Jody advised that the Water & Sewer President's Report in the upcoming *Wapiti Bugle* focuses on water conservation. In the 6<sup>th</sup> Filing, maintenance staff has gone around and shut off the spigots to service homes when nobody was there. They saw an evident change in the amount of water being pumped when those spigots were shut off. This indicates that there have to be leaks in those homes.

Wayne Rieger (06170) believes people need to have some evidence of the need to conserve water because they don't really believe it needs to be done. If they are told that wells may have to be shut down, and wells are drying up, they may pay more attention. Joe Sarjeant reminded everyone that the state just shut down 400 wells without any previous notification. We cannot generate any more water, and the only solution to the problem is conservation.

MANAGER'S REPORT: Jody stated that her first item of water conservation has been covered. She reviewed the current situation in the 6<sup>th</sup> Filing system. The Systems Operations Committee has been formed and affected property owners are encouraged to participate. Ray Williams is active in the Committee, and Lyle Koller is heading the Systems As-Built Ad Hoc Committee.

#### COMMITTEE REPORTS

1. 6<sup>TH</sup> FILING SYSTEMS OPERATIONS: Ray Williams encouraged anyone on the 6<sup>th</sup> Filing System to join the Committee. He provided the Board with minutes of their last meeting, and discussed items of concern.
2. SYSTEMS AS-BUILT AD HOC: No report.

#### OLD BUSINESS

1. MEETING RE: HYDROLOGY STUDY –Scott Water Engineers: A meeting has been set with the engineers for July 25<sup>th</sup> at 10:00 a.m. at the Fort Collins Elks Club.
2. CONSTRUCTION OF ADDITIONAL BOAT STORAGE: Jody will have a plat for the Board next month with the proposed sizes of the additional storage and costs. It will be necessary to get A.C.C. approval.
3. WATER SHORTAGE CONTINUES, 6<sup>TH</sup> & 11<sup>TH</sup> FILINGS CENTRAL WELLS: This has been covered.

NEW BUSINESS

1. PANHANDLE DAM

- INSPECTION: The divers have re-scheduled their inspection.
- TOE DRAIN: There is a wet spot above the new toe drain, which was installed about ten years ago. Mike Cola inspected it and it is of minor concern and being monitored.
- DIVERS: This has been covered.

MOTION: Bob Strazer moved to declare a water alert. Joe Sarjeant seconded the motion, which passed unanimously.

Wayne Rieger stated that he does not have a building site on his lot and is asking the Association if he can purchase a portion of the 40 acre lot ER013, which is a property they own. The Board will consider his proposal.

MOTION: Bob Strazer moved to adjourn. Herb Cooper seconded the motion, which passed unanimously.

THE WATER & SEWER BOARD MEETING ADJOURNED AT 9:46 A.M.

Respectfully submitted,  
Bev Eddinger  
Recording Secretary