

WATER & SEWER BOARD OF DIRECTORS' MEETING
SEPTEMBER 16, 2006

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

PROPERTY OWNERS & OTHERS IN ATTENDANCE: Five (5).

PRESIDENT STEVE KOECKERITZ CALLED THE SEPTEMBER 16, 2006, WATER & SEWER MEETING TO ORDER AT 8:00 A.M.

APPROVAL OF AGENDA:

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

APPROVAL OF MINUTES: Corrections were made to the August minutes.

MOTION: Herb Cooper moved that the minutes be approved as corrected. Joe Sarjeant seconded the motion, which passed with one abstention: Jack Watson.

PRESIDENT'S REPORT: Steve shared his concern that the Association may be at times exposing itself to some potential liability through the performance of soil tests on properties for determining the suitability for a standard design septic system. Before property changes hands, the Association may be requested to dig a soil test hole. There is a concern also when the Association completes a Septic Systems Checklist, inasmuch as our employees are not licensed installers of systems. Steve asked Jody to check with Larimer County Health Department to see if they have any concerns in this regard.

TREASURER'S REPORT: Written report. Herb Cooper reported he does not have reconciliations for July and August due to the ongoing audit. The checks written were accounted for and he gave an update on the Association's CDs as follows: Reserve - \$100,000.00, ULPL - \$450,000.00, and SIA - \$80,000.00. The accounts in 1st National Bank are Reserve - \$27,430.47, SIA - \$146.33, ULPL - \$41,741.49, and 6th Filing - \$979.95. It was decided that Bob Strazer would become familiar with the Treasurer's duties as a back up for Herb.

MOTION: Joe Sarjeant moved that the Treasurer's Report be approved. Jack Watson seconded the motion, which passed unanimously.

MEMBERS' COMMENTS:

Ray Williams inquired if anything had been done with regard to the RFP for the Engineering study and was told that Bob Strazer has prepared a draft of the RFP. It has been presented to Jody and the Board, and Ray was told he could have a copy.

1. GILSTRAP (15084) – REPORT OF RAW SEWAGE DUMPING: Mr. Gilstrap acknowledged that he has been discharging gray water and did not know that was not acceptable. He will discontinue this practice. He states he had never intentionally discharged black water. The valve on his black water tank had been broken by unknown means and black water drained. He will contact Larimer County Health to inquire on correct procedures to remove any contaminated materials.
2. WARKENTIN (11115) – ILLEGAL DUMPING AT SLASH: The property owner has acknowledged his fault in this action, and has sold his property due to ill health. Jody will advise Mr. Warkentin of the amount of the fine involved via letter.
3. NOYES (02029) – APPRECIATES NON-POTABLE WATER: This was presented to the Board in order for them to experience a positive comment.

MANAGER’S REPORT: Jody stated that the Recreation Committee is requesting the Water & Sewer Board’s approval to use their building the evening of October 7th for “Oktoberfest With A 50’s Twist”.

MOTION: Herb Cooper moved to approve their use for Oktoberfest under the conditions they do the clean up after they’re finished. Bob Strazer seconded the motion, which passed unanimously.

Jody asked for the Boards guidance on the signing of a form on a particular property on which some questions have come up in the past. She was advised to sign the form, noting the application stipulation for a vault, and the Board will follow the progress on this property.

COMMITTEE REPORTS

1. SYSTEMS AS-BUILT AD HOC COMMITTEE: Lyle Koller advised they have located the spigots, faucets, hydrants, taps, valves, and drains of the 6th Filing except for the area of Piegan Court down through Zuni Court. The Committee Members are Bob Strazer, Brad Smith, Ken Arthurs, Don Garcia, Joe Serna, and Lyle Koller. They are working on a standardization of terminology. Lyle suggested that, if it is not being done at present, records of inspections performed by the host person should be kept.
2. 6TH FILING SYSTEMS ADVISORY COMMITTEE: Ray Williams stated they have not set up a second meeting as they are waiting information on a potential well and costs involved. He would like to send out notices advising all 6th Filing System property owners of the next meeting. Bob Strazer suggested that the engineering RFP is down the road and they have other things to resolve as a committee. Steve suggested that an informational meeting should be held after the expenses for the 6th Filing systems are compiled by Daniel and an estimation of the cost of another well are compiled.

OLD BUSINESS

1. INVESTMENTS: This was discussed during the Treasurer’s Report.
2. PANHANDLE DAM
 - DIVERS: Jody passed preliminary reports from the divers to the Board. Included were photos taken from the interior of the dam. Board Members will review the information with a view to discussing the information at the October meeting.

- ACCESS: Mike Cola has suggested that the Board look at providing access to the dam on the south side as an avenue to taking materials to the dam. The Fishing Board is very open to eliminating access to the top of the dam and putting up appropriate signage. There has been foot traffic observed as well as ATVs.

MOTION: Herb Cooper moved that we go ahead and pay the (divers') invoice and that we take it out of the Reserve Fund. Jack Watson seconded the motion, which passed unanimously.

3. 6TH FILING INDIVIDUAL WELL COVENANT: Tabled.

NEW BUSINESS

1. CHANGE IN WELL OWNERSHIP: Tabled.
2. RFP FOR ENGINEERING STUDY: Tabled.
3. RESERVE STUDY PROPOSAL: Tabled.

MOTION: Bob Strazer moved to table the remaining items on the Agenda until October. Herb Cooper seconded the motion, which passed unanimously.

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

THE WATER & SEWER BOARD MEETING ADJOURNED AT 10:07 A.M.

Respectfully submitted,
Bev Eddinger
Recording Secretary