

WATER & SEWER BOARD OF DIRECTORS' MEETING
JULY 21, 2007
(Corrected)

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

PROPERTY OWNERS & OTHERS IN ATTENDANCE: Six (6).

PRESIDENT STEVE KOECKERITZ CALLED THE JULY 21, 2007, WATER & SEWER MEETING TO ORDER AT 8:05 A.M.

APPROVAL OF AGENDA: A letter from Wayne Rieger was added to the Agenda.

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

APPROVAL OF MINUTES:

MOTION: Joe Sarjeant moved to approve the minutes of the May 19th Water & Sewer Board Meeting. Jack Watson seconded the motion, which passed with two abstentions: Bob Strazer and Jeanette Williams.

MOTION: Bob Strazer moved to approve the minutes of the April meeting. Joe Sarjeant seconded the motion, which passed with two abstentions: Jack Watson and Jeanette Williams.

PRESIDENT'S REPORT: Steve welcomed Jeanette Williams to the Board.

TREASURER'S REPORT: Written report. Bob Strazer reported he was unable to verify the continuity of all the checks but everything else was in order.

Steve asked the Board Members to review the year-end financials to make sure everything is clear to them. Any questions they might have could then be answered at the August meeting. He further stated some transfers would have to be made into their dedicated funds.

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

MEMBERS' COMMENTS & CONCERNS

Herb Cooper (07062) shared his proposals for dealing with the wetlands issue involved in the proposed development of Upper Lone Pine Lake as well as the 9th Filing/Forest Service boundary dispute. The Board discussed the proposals and pointed out that in order to exchange wetlands, new wetlands have to be designated and the fact that if ULPL is not developed, the land reverts back to Don Weixelman. We do not have unencumbered title to that property.

1. WAMPLER (06094): Jody stated that the Wamplers applied for a well permit. As it was in process, she realized that the property was in the 6th Filing system service and they had not completed the 6th Filing Covenant, which the Board had established. Jody brought the situation to the Board for their awareness and to ask them to make sure the Covenant is included in the Property Owner Handbook or other document readily available to all property owners. The Covenant establishes that property owners in the 6th Filing can have a well but they also must have a septic system separate from our system. They also need to continue to pay both water and wastewater fees as established by the Board. After the well was drilled, Mr. & Mrs. Wampler met with Jody so as to be in compliance with the Covenant. Jim Musslewhite of Larimer County could not authorize a separate septic inasmuch as there is a wastewater system available within 400 feet of their service. Mr. Wampler stated they want to be in compliance but are caught between two conflicting sets of regulations. The Wamplers have a five-bedroom home and are part time residents. Steve related concerns on the impact that wells in the 6th Filing system area would have on the sewer system. Hence the Covenant. Steve suggested the Board move forward with allowing the Wamplers to benefit from drilling the well with the following condition. If at some point in the future it becomes apparent that their use of this well is adversely affecting our management of the community sewer system, we have the right to revisit this issue. We do recognize that this is in conflict to our policy. This should have been caught at the time it came through our office. We now have procedures in place that will prevent this from happening in the future.

MOTION: Bob Strazer moved that we conditionally approve the Wampler's new well subject to review periodically, as you pointed out, considering the fact that our rules actually require a septic drain field. This motion would exempt the drain field requirement. Joe Sarjeant seconded the motion, which passed unanimously.

2. MORLAND POND (PCE11): Frances Case has responded that she is still contacting the Corp of Engineers and in the midst of discussions with them. Jody has done some research on the Internet trying to find out any specifications or allowance for some ponds. Jody will call the Corp and get some verification on whether a small amount of wetlands can be taken out if one is putting in a pond as well as the siltation effects. Steve suggested calling Bob Krassa for the answers. The Board directed Jody to write a letter from the two Associations to the owner citing their concerns and demanding that silt control be implemented as soon as possible. Copies are to be sent to the Army Corps of Engineers as well as to EPA. This will be put on the Joint Agenda as the erosion factor does affect fishing. Water & Sewer primary concern is if this pond is in violation with the Water Augmentation Plan.

MANAGER'S REPORT: Jody provided the Board with an inspection report on the mine at the ULPL site. We have two options. One is to continue to haul a load of material out of that area at least once a year to keep the mining permit open. The other is to place it in a holding pattern, which limits us to six years for reclamation. We will be hauling out material and keeping the permit open.

One well in the 11th Filing is slow to re-fill.

New signature cards will need to be signed as every Board Member is on every account.

COMMITTEE REPORTS

1. SYSTEMS AS-BUILT AD HOC COMMITTEE: No report.
2. 6TH FILING SYSTEMS ADVISORY COMMITTEE: No report.

OLD BUSINESS

1. PANHANDLE DAM:

- Depth: Jody provided the Board with a copy of a sketch showing all of the elevations of the dam. The water level is measured to the height of the spillway, plus or minus five feet to forty feet in depth. While going through some papers, Jody came upon a packet from Ayres & Associates on the second toe drain that they replaced. She will pass this information on to Dick Smith who is in the process of having someone take photographs inside that toe drain. He estimates that if they need to put in piezometers we will need about fifty-five dump truck loads of material.

2. 6th FILING WELL (06076):

The well is in production with a depth of 600 feet with an output of 3 gpm, static level of 30 feet and the water has tested as bacteriologically acceptable. It is filling the cisterns very well. It has not been necessary to haul any water to the 6th Filing system as yet. The well has been in operation for one week. Funds need to be transferred from the Operating Fund to major R & R and eventually charged to the 6th Filing system. Jeanette Williams volunteered to help Jody with the 6th Filing budget. Steve asked Jody to provide the Board with the total expenses involved in the new well, including staff time, for the August meeting.

The Board decided to address a letter from Wayne Rieger (06170) so as not to detain him any longer. Wayne owns a lot adjacent to ER013, which is owned by the Water & Sewer Association. He proposes exchanging his property plus \$20,000.00 for ER013. One of the benefits as he sees it is that the 6th Filing property is known as the "view lot" and could thus be turned into a park for the community. A situation arises inasmuch as parks come under the Road & Rec. Association and Water & Sewer owns the Elk Ridge property. This issue will be taken under advisement and discussed with the Road & Rec. Board.

3. GOVERNING DOCUMENTS:

- CLWSA Bylaws: These were given to the Board members for their review and will be addressed at the August meeting.
- Revisions/Update to POH: This will appear on the August Agenda in order to give the Board time for review.

NEW BUSINESS

1. LLPL SURVEY PROPOSALS: One proposal has been received to date.
2. GOAL SETTING WORKSHOP: The Board will meet at 7:30 a.m. on August 18th for setting their 07/08 goals.

MOTION: Bob Strazer moved to adjourn the meeting. Jack Watson seconded the motion, which passed unanimously.

THE JULY 21, 2007, WATER & SEWER MEETING ADJOURNED AT 9:58 A.M.

Respectfully submitted,
Bev Eddinger
Recording Secretary