



RECORD OF PROCEEDINGS

REGULAR MEETING OF THE BOARD OF DIRECTORS THREE LAKES WATER AND SANITATION DISTRICT TUESDAY, APRIL 8, 2025 6:30 PM

1. **CALL TO ORDER**

A regular meeting of the Board of Directors was called to order by Chairman Reed, at 6:30 p.m. The meeting was held at the administrative offices and remotely.

Directors Present: Matt Reed – Chairman
Mike Golden – Vice Chairman
Scott Huff – Secretary/Treasurer
Stephanie Conners – Director

Staff Present: Katie Nicholls – District Manager
Mike Gibboni – Superintendent

2. **COMMENTS BY THE CHAIRMAN**

Chairman Reed stated that it was his last meeting as he is term limited. He noted that he is proud of the work the Board and Staff has done in the last 7 years and hopes that they continue the good work and keep the goal of having Three Lakes be the best sanitation employer.

3. **INTRODUCTIONS OF PUBLIC PRESENT**

Janna Sampson, Sherry Leshner, Sean Walsh with Sean Walsh Consulting, Sara O’Keefe and Bryan-David Blakely with Public Alignment, Courtney Sievers with Magellan Strategies, and Allison Ulmer with Collins, Cole, Winn and Ulmer.

4. **ACCEPTANCE OF MINUTES**

By **MOTION**, second, and unanimous the March 11, 2025, Meeting Minutes were approved as presented.

5. **MATTERS BEFORE THE BOARD**

a. **Special Request: 114 GCR 4624 - Ludwig**

District Manager Nicholls presented a special request from Max Ludwig. She stated that the property owner is requesting a variance to allow interconnection due to topographical, easement, and financial hardships. The property owner is looking to put in an apartment in their garage. She noted that the included bid for \$22k is for connection from the house to garage and staff has no issue with the request. A conversation ensued regarding the topography, cost to connect, and if there would be impacts to the District if allowed. By **MOTION**, second and unanimous vote the Board approved a variance for interconnection for 114 GCR 4624 to include the following terms: owner cannot split the lot and if the existing

service line to the main for the home ever needs to be repaired or replaced, they will be required to lay a second service line to separate service.

b. **PR Firm Update: poll results and next steps**

Courtney Sievers with Magellan Strategies, Sara O’Keefe with Public Alignment, and Sean Walsh with Sean Walsh Consulting presented the poll results and the next steps in the public relations process. A brief discussion ensued regarding the need to educate and have more contact with the constituents.

c. **Continued Discussion: Compel Connections Policies - Financing**

The Board reviewed the compel connections policy items noting they had no further changes to them. The financing program was briefly discussed and after looking at worst case impact numbers the board determined that more information is needed to move forward. The Board requested Staff contact SDA for recommendations for a financial advisor to help assist in the determination process. By **MOTION**, second, and unanimous vote the Board moved to put into the Rules and Regulations the compel connections policies in a form that is appropriate with our attorney.

6. **PUBLIC COMMENT**

Janna Sampson thanked Chairman Reed for his work with the District.

7. **FINANCIAL REPORTS**

By **MOTION**, second, and unanimous vote the checklist for the month of March 2025 was approved. The financial documents for March were reviewed and accepted as presented.

8. **MATTERS OF DISCUSSION AS BROUGHT FORTH BY BOARD MEMBERS**

Vice Chairman Golden noted that Columbine Lake Water District had asked him to request the Board kill Resolution 2024-5-2, but he noted that the resolution was never approved, and he felt it was unnecessary after some research. A brief discussion ensued regarding the 30 day out clause of the intergovernmental agreement. He concluded by thanking Chairman Reed for his years of service on the Board.

Secretary/Treasurer Huff noted that despite some misinformation in public, the Board is aware of the aging infrastructure. He stated the District has the best staff and that the District is capable of multi-tasking. He concluded by noting that the District cannot take water rights as some have claimed.

9. **SUPERINTENDENT REPORT**

Superintendent Gibboni presented the Superintendent report. He noted that there is a frozen lift station on Grand Avenue and digester equipment failure at the plant. Both are being dealt with accordingly. He concluded by noting that CDPHE has finally gotten back to him regarding the permit and they have requested some additional testing.

10. **DISTRICT MANAGER REPORT**

District Manager Nicholls presented the District Manager report. She noted that the May meeting will need to be moved out a week, to May 20th, to meet election deadlines.

11. **EXECUTIVE SESSION: THE BOARD OF DIRECTORS WILL CONDUCT AN EXECUTIVE SESSION PURSUANT TO SECTION 24-6-402(4)(b), C.R.S. FOR THE PURPOSE OF A CONFERENCE WITH THE DISTRICT'S LEGAL COUNSEL REGARDING SPECIFIC LEGAL QUESTIONS PERTAINING TO ILLEGAL CONNECTIONS**

At 8:15 pm By **MOTION**, second, and unanimous vote, the Board moved to enter executive session pursuant to Section 24-6-402(4)(b), C.R.S. for the purpose of a conference with the District's legal counsel regarding specific legal questions pertaining to illegal connections. The Board exited executive session at 8:39 p.m.

With no further business before the Board, the meeting was adjourned at 8:39 p.m.



Katie Nicholls, Reporting Secretary



Scott Huff (May 21, 2025 09:30 MDT)

Scott Huff, Secretary/Treasurer

ATTORNEY STATEMENT

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., I, Allison Ulmer, state that the law firm of Collins Cole Winn & Ulmer, PLLC, is General Counsel to Three Lakes Water and Sanitation District, and that I was present at the time the Board convened in Executive Session on April 8, 2025. I further state that the Executive Session was not recorded because it constituted a privileged attorney-client communication and that no electronic record thereof was necessary.

Date: May 20, 2025

Signature: Allison Ulmer









April 8 2025 Meeting Minutes

Final Audit Report

2025-05-21

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