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## RECORD OF PROCEEDINGS

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### REGULAR MEETING OF THE BOARD OF DIRECTORS THREE LAKES WATER AND SANITATION DISTRICT MONDAY, MAY 13, 2024 6:30 PM

1. **CALL TO ORDER**

A regular meeting of the Board of Directors was called to order by Chairman Reed, at 6:32 p.m. The meeting was held remotely.

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

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

2. **COMMENTS BY THE CHAIRMAN**

Chairman Reed welcomed all the public present.

3. **INTRODUCTIONS OF PUBLIC PRESENT**

Mary Johnson, Ken Lund, Janna Sampson, Katie Ellis, Sharon Illsley, Geoff Garner, Rebecca Fine, David Flitter, Scott Wilson, J. Goldson, and Margaret Hoeppepner. Also present were Bob Orsatti with Anchor QEA and Allison Ulmer with Collins Cole Flynn Winn and Ulmer, the engineer and attorney for the District respectively.

4. **ACCEPTANCE OF MINUTES**

By **MOTION**, second, and unanimous vote the April 15, 2024 Meeting Minutes were approved as presented.

5. **MATTERS BEFORE THE BOARD**

a. **Presentation: Anchor QEA on Septic to Sewer Conversion Project Overview and Summary Report**

Bob Orsatti with Anchor QEA presented the Septic to Sewer Conversion Project Overview and Summary Report. He noted due to time constraints he was doing a high-level overview. Mr. Orsatti reviewed the geographic divisions, area prioritization calculations, and detail related to the “West of Downtown” area, the initial phase which will make use of the million dollar Congressionally Directed Spending Grant. He noted that the entire project with all areas will be in excess of 35 million dollars, and this does not include necessary upgrades to the existing infrastructure required to handle the increased loads. A discussion ensued

regarding timing, existing infrastructure status, federal funding requirements, and next steps.

b. **Resolution 2024-5-1; a resolution amending the rules and regulations related to the Septic to Sewer Project**

Following a brief discussion, by **MOTION**, second, and unanimous vote Resolution 2024-5-1; a resolution amending the rules and regulations related to the Septic to Sewer Project was approved.

c. **Presentation: Columbine Lake Water District Conflict Resolution Group Committee**

Geoff Garner was recognized by the Board. He stated that Chairman Reed and Vice Chairman Golden, also Chairman of Columbine Lake Water District, requested a conflict resolution committee be created by Columbine Lake Water District to address recent harassment of District staff. A group was created with himself, Ken Lund, Katie Ellis, and Janna Sampson. A plan was implemented to include a letter be sent to all customers, eliminate distractions before and after board meetings, apologies from customers with bad behavior, meeting with District Manager Nicholls, and attend and present at the May 2024 Three Lakes Water and Sanitation board meeting. All items were completed with the exception of meeting with District Manager Nicholls who was preparing for the construction move. He further stated that the committee felt that following items would help administrative staff: encourage homeowner participation, assign a secretary to draft meeting minutes, a new water district billing system, having a liaison with the HOA, and reducing the board meeting frequency. He concluded by requesting the Board delay their decision so the committee and Columbine Lake Water District's board of directors can do some work.

A lengthy and involved discussion ensued between the Board, committee members, and customers of the District. Topics discussed were related to why the community was upset, negative election votes, billing delinquencies, water rights, possibility of another election, delaying decision, and overall expectations. The Board reached a consensus that the decision should be delayed.

d. **Resolution 2024-5-2; a resolution terminating Columbine Lake Water District IGA**

The item was tabled until a later date.

e. **Consideration to move the regular board meeting day of the month and have the June 10<sup>th</sup> meeting following the strategic planning meeting**

Chairman Reed noted that he is currently acting as Town Manager of Operations for the Town of Grand Lake and has applied for the full-time position. Town board meetings conflict with the District's and he proposed moving the day from the second Monday to the second Tuesday of the month. After a brief discussion, by **MOTION**, second, and unanimous vote the Board moved the regular meeting from the second Monday of the month to the second Tuesday of the Month. Staff was directed to update the Bylaws accordingly.

6. **PUBLIC COMMENT**

Janna Sampson apologized to the Board and District Manager for any perceived ill will toward Staff's professionalism.

Rebecca Fine thanked the Board for welcoming and including the public. She noted that the HOA board has their annual meeting in a couple weeks where things will be further discussed.

7. **FINANCIAL REPORTS**

By **MOTION**, second, and unanimous vote the checklist for the month of April 2024 was approved. The financial documents for March April were reviewed, and accepted as presented.

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

None.

9. **SUPERINTENDENT REPORT**

Superintendent Gibboni presented the Superintendent report.

10. **DISTRICT MANAGER REPORT**

District Manager Nicholls presented the District Manager report. After a brief discussion the Board directed Staff to get a contract before them for Muni-Link as the new utility billing service provider.

With no further business before the Board, the meeting was adjourned at 8:59 p.m.



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Katie Nicholls, Reporting Secretary

  
Scott Huff (Jun 11, 2024 09:08 MDT)

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Scott Huff, Secretary/Treasurer









# June 10 2024 Meeting Minutes

Final Audit Report

2024-06-11

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