



RECORD OF PROCEEDINGS

REGULAR MEETING OF THE BOARD OF DIRECTORS THREE LAKES WATER AND SANITATION DISTRICT TUESDAY, NOVEMBER 12, 2024 6:30 PM

1. **CALL TO ORDER**

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

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

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

2. **COMMENTS BY THE CHAIRMAN**

None

3. **INTRODUCTIONS OF PUBLIC PRESENT**

Sherry Leshner, Matt Collins, and Greg Schnacke.

4. **ACCEPTANCE OF MINUTES**

By **MOTION**, second, and unanimous the October 22, 2024 Meeting Minutes were approved as presented.

5. **MATTERS BEFORE THE BOARD**

a. **Special Request: exemption from extra service line requirement**

District Manager Nicholls stated that Mr. Collins' property located at 321 GCR 4033, has a second dwelling unit that came to attention of staff in October. Mr. Collins has not brought the property into compliance, but has paid the back user fees and special request fee. He is requesting exemption from the second service line requirement and a payment plan for the tap fee. Mr. Collins confirmed the second dwelling noting that he had an issue with his well which has prevented both units from being rented out. He noted that he intends to move his family up to Grand Lake in the next 2 to 3 years, at which time he intends to convert the home back to a single unit. A lengthy discussion ensued regarding the definition of a dwelling unit, when the second unit was added, if the county was informed, and payment plan availability. The Board informed Mr. Collins that he could either return the home to a single dwelling unit with the approval of the county, or second service line would be

required. They also informed Mr. Collins, that while the payment plan is not intended for this purpose, they would allow him to enter into a payment plan at the terms addressed in the Rules and Regulations for District extensions, which is prime rate plus one percent. Mr. Collins said he would discuss the options with his wife and let the District Manager know of his decisions by the end of the week.

b. Public Hearing: 2025 Proposed Budget

Chairman Reed opened the public hearing. District Manager presented the proposed budget going over the changes to revenues and expenditures. There was no public comment. Chairman Reed closed the public hearing.

c. Resolution 2024-11-1; a resolution repealing and readopting the Employee Handbook

District Manager Nicholls noted that this item was a requirement to meet new law requirements effective January 1, 2025. By **MOTION**, second, and unanimous vote the Board approved Resolution 2024-11-1, a resolution repealing and readopting the Employee Handbook.

d. Resolution 2024-11-2; a resolution amending the Rules and Regulations of the District

District Manager Nicholls stated this was follow up to a conversation at last month's meeting regarding people brought within 400 feet of a line during the Septic to Sewer Project, but intended to be on a different line per the plans. By **MOTION**, second, and unanimous vote the Board approved Resolution 2024-11-2; a resolution amending the Rules and Regulations of the District.

6. PUBLIC COMMENT

Greg Schnacke introduced himself noting that he owns property within Lakeridge and has provided a letter to the Board on some comments he has on Septic to Sewer Conversion Project. He stated that he appreciated the meeting with District Manager Nicholls and the quick response on his question that resulted in Resolution 2024-11-2 getting passed so quickly. He noted that he felt communication is key and the District needs to look at how the compel connections will occur. He also noted that the District should consider how functioning septic systems will be addressed, as well as connections that require lift stations. Chairman Reed thanked Mr. Schnacke for his comments and noted that a PR firm has been engaged to help with communication.

Sherry Leshar introduced herself noting that she lives on the corner of GCR 4739 and GCR 44 within Lakeridge. She inquired how the District would handle run-ins with the water lines, as the HOA does not have an sufficient map on the location of the lines. Chairman Reed noted that the District has had discussions on the matter and intends to be prepared for the issues, noting that while it is technically the HOA's responsibility to locate their infrastructure the District is also aware the HOA lacks the ability to do so. Ms. Leshar also noted that her septic system was recently inspected and is functioning properly. She concluded that not many in Lakeridge know about the project and inquired into when communication would occur.

7. **FINANCIAL REPORTS**

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

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

Director Gibson presented a PowerPoint presentation on Bac T data. He noted he spent 60 hours on the project to map positive bac-t tests. He concluded his presentation stating he felt the district should consider a resolution to stop the West of Downtown area. Discussion ensued regarding the validity of the aerial data, how the water lab is run, and why the area was chosen in the first place. Further discussion was had regarding the need to create language concerning the compel to connect and septic systems. The Board directed Staff to schedule a discussion on compelled connections in January or early next year to include the attorney and a septic expert.

9. **SUPERINTENDENT REPORT**

Superintendent Gibboni presented the Superintendent report.

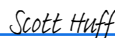
10. **DISTRICT MANAGER REPORT**

District Manager Nicholls stated that she met with the owners of Dillie Docks last week and will have a completed assessment within the next week or so. She also noted that she spoke with Senator Bennet's office regarding the earmark funds awarded, inquiring if there would be any impact to the funds from the election. She stated that she was assured the funds are the District's, but the timeline may be slowed down with the transition of power depending on if the government staff is kept or not.

With no further business before the Board, the meeting was adjourned at 8:30 p.m.



Katie Nicholls, Reporting Secretary



Scott Huff (Dec 10, 2024 08:32 MST)

Scott Huff, Secretary/Treasurer









November 2024 Minutes

Final Audit Report

2024-12-11

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