



---

## RECORD OF PROCEEDINGS

---

### REGULAR MEETING OF THE BOARD OF DIRECTORS THREE LAKES WATER AND SANITATION DISTRICT MONDAY, SEPTEMBER 20, 2021 6:30 PM

1. **CALL TO ORDER**

A regular meeting of the Board of Directors was called to order by Chairwoman Farmer, at 6:30 p.m. The meeting was held at the Administrative Building, 1111 GCR 48, Grand Lake, CO 80447 and also remotely.

Directors Present: Pat Farmer – Chairwoman  
Matt Reed – Vice Chairman  
Scott Huff – Secretary/Treasurer  
Judy Acierno – Director  
Mike Golden – Director

Staff Present: Katie Nicholls – District Manager  
Mike Gibboni – Superintendent  
Tara Knutson – Bookkeeper

2. **COMMENTS BY THE CHAIRWOMAN**

None.

3. **INTRODUCTIONS OF PUBLIC PRESENT**

Jim Kroepfl and John Crone were present.

4. **ACCEPTANCE OF MINUTES**

By **MOTION**, and second the August 9, 2021 Meeting Minutes were approved as presented. Director Golden abstained.

5. **MATTERS BEFORE THE BOARD**

a. **Special Request: Temporary Variance for 195 GCR 48, Town of Grand Lake**

District Manager Nicholls stated the Town of Grand Lake purchased the property located at 195 GCR 48. Upon sale of the property the temporary variance in place expired, putting the property out of compliance with the District. The Town is requesting a new temporary variance be granted until they can determine their development plans. She also noted that the Town had mentioned that the existing homes may be sold in the future, so the temporary variance was modified to ensure the connection of these properties prior to sale. Town Manager Crone reiterated the statement made by the District Manager noting that the development plans are expected to be completed in spring which will be followed by public

comment. A brief discussion ensued regarding the state of the existing septic system and why it was originally granted. By **MOTION**, second, and unanimous vote the Board approved the temporary variance for 195 GCR 48 to the Town of Grand Lake.

b. **Public Hearing: to receive public comment on the proposed increase in the quarterly user fees to be paid effective January 1, 2022**

Chairwoman Farmer opened the Public Hearing. District Manager Nicholls stated that in order to continue to proactively maintain, repair, and replace aging infrastructure continued rate increases have been deemed necessary based upon the Asset Management Plan and Rate Study done in previous years. A \$6.00 a quarter increase per single family equivalency is proposed. Jim Kroepfl inquired into if the fee is per home. There being no further public comment Chairwoman Farmer closed the Public Hearing.

c. **Resolution 2021-9-1; a resolution setting sewer service fees**

By **MOTION**, second, and unanimous vote the Board passed Resolution 2021-9-1; a resolution setting sewer service fees.

d. **Consideration of engagement of services with Timothy Day CPA to provide accounting services for the year ending December 31, 2021**

District Manager Nicholls stated that the engagement of accounting services with Timothy Day has been extremely beneficial to the District and auditor resulting in clean audits and clear financials. By **MOTION**, second and unanimous vote the Board approved the engagement of services with Timothy Day CPA to provide accounting services for the year ending December 31, 2021.

e. **Motion to appoint Katie Nicholls as Budget Officer**

By **MOTION**, second, and unanimous vote the Board appointed Katie Nicholls as Budget Officer.

6. **PUBLIC COMMENT**

None.

7. **FINANCIAL REPORTS**

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

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

Secretary/Treasurer Huff noted that the SDA Conference was beneficial to those that attended and encouraged everyone to watch the recordings.

9. **SUPERINTENDENT REPORT**

Superintendent Gibboni presented the Superintendent report.

10. **DISTRICT MANAGER REPORT**

Manager Nicholls presented the District Manager report. She noted the Colorado Legislature passed a bill that will increase personal property limits, which will have an effect on the mill levy. She also made note that the UCRWG will be allocating money regarding the settlement of Northern Water and the Bureau of Reclamation with several environmental groups, which she is pursuing as a potential funding source. The Board appointed Chairwoman Farmer to head up the review of District Manager Nicholls at the next meeting. Finally the Board requested a discussion item regarding the potential of removing term limitations be added to the agenda at the next meeting.

With no further business before the Board, the meeting was adjourned at 7:20 p.m.

  
Katie Nicholls, Reporting Secretary

  
Scott R. Huff (Oct 12, 2021 10:38 MDT)  
Scott Huff, Secretary/Treasurer


# 3L-09-2021-BOARDMINUTES-FOR SIGNATURE

Final Audit Report


2021-10-12

Created:	2021-10-12
By:	Book Keeping (ACCOUNTING@THREELAKESWS.COM)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzXPUanMgEngSim4B9HQB_RpE-3o680ib


## "3L-09-2021-BOARDMINUTES-FOR SIGNATURE" History

 Document created by Book Keeping (ACCOUNTING@THREELAKESWS.COM)

2021-10-12 - 4:14:01 PM GMT- IP address: 50.214.27.115

 Document emailed to Scott R. Huff (scott@threelakesws.com) for signature

2021-10-12 - 4:14:46 PM GMT

 Email viewed by Scott R. Huff (scott@threelakesws.com)

2021-10-12 - 4:34:28 PM GMT- IP address: 73.78.116.176

 Document e-signed by Scott R. Huff (scott@threelakesws.com)

Signature Date: 2021-10-12 - 4:38:22 PM GMT - Time Source: server- IP address: 73.78.116.176

 Agreement completed.

2021-10-12 - 4:38:22 PM GMT