

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
GREATROCK NORTH WATER AND SANITATION DISTRICT (THE “DISTRICT”)
HELD
SEPTEMBER 2, 2025

A regular meeting of the Board of Directors of the Greatrock North Water and Sanitation District (referred to hereafter as the “Board”) was convened on Tuesday, September 5, 2025, at 4:30 p.m. at the Reverse Osmosis Water Treatment Plant, 16373 Rayburn Street, Hudson, CO 80642. This District Board meeting was also held virtually via Microsoft Teams and by conference call. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

John D. Wyckoff, President

Lisa Jacoby, Treasurer

Brenda Adams, Assistant Secretary

Director Robert W. Fleck, Vice President, and Director Brian K. Rogers, Secretary, were absent and excused.

Also, in attendance were:

Lisa Johnson and Shauna D’Amato; CliftonLarsonAllen LLP (“CLA”)

Nicholaus Marcotte, PE; Element Engineering LLC

Mike Murphy; Ramey Environmental Compliance, Inc.

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

The meeting was called to order at 4:31 p.m. The Board reviewed the Agenda for the meeting. Following discussion, upon motion duly made by Director Wyckoff, seconded by Director Jacoby and, upon vote, unanimously carried, the Board approved the Agenda, as presented, and excused the absence of Director Fleck and Director Rogers.

Disclosures of Potential Conflicts of Interest:

The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Board and to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted that disclosures of potential conflicts of interest provided to WBA, PC were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

Board of Director's Report:

There was no Director's report presented at this meeting.

District Manager's Report:

Ms. Johnson reviewed the District manager's report with the Board. No questions were presented.

CONSENT AGENDA

The Board considered the following actions:

1. Approval of the Minutes of the August 5, 2025 Regular Meeting.
2. Ratify approval of the payment of claims for the period ending August 22, 2025, in the amount of \$237,266.89.
3. Acceptance of July 31, 2025 Schedule of Cash Position, updated as of August 22, 2025, Property Tax Schedule and Inclusion Summaries.
4. Operations and Maintenance Activities Report.
5. Review meter installation report.

Ms. Johnson reviewed the items under the Consent Agenda with the Board. Following discussion, upon motion duly made by Director Jacoby, seconded by Director Wyckoff and, upon vote, unanimously carried, the Board approved/ratified approval of the Consent Agenda items.

FINANCIAL MATTERS

No financial matters were presented.

ENGINEER'S REPORT

Mr. Marcotte reviewed the Engineer's Report with the Board.

Capital Projects Update:

Third Alluvial Well:

None.

Evaporation Pond:

Following the last meeting, Element Engineering issued a certificate for substantial completion to the contractor.

PES has not submitted a letter to request final payment from the District or communicated with Element Engineering regarding the same.

Ms. Johnson provided an update regarding a letter from legal counsel to the contractor regarding liquidated damages and set off costs. CLA will discuss the next steps with legal counsel regarding the publication of final payment.

OPERATIONS AND MAINTENANCE MATTERS

Mr. Murphy presented the ORC Report to the Board.

LEGAL MATTERS

None.

OTHER MATTERS

Letter of Credit as Construction Project Security for Ridgeview Estates Filing 2:

Ms. Johnson provided an update to the Board. Following discussion, upon motion duly made by Director Jacoby, seconded by Director Wyckoff and, upon vote, unanimously carried, the Board approved allowing a letter of credit as construction project security for Ridgeview Estates Filing 2.

Country Club Ranchettes Filing No. 2 (“CCR#2”)

Ms. Johnson further discussed updates regarding CCR #2 and discussed collection of funds to be used in regards to water rights adjudication efforts. Following discussion, the Board approved the request for payment from Mr. Skolnick in the amount of \$50,000.00 and directed Ms. Johnson to oversee the account.

The Board discussed a future well-project. Mr. Marcotte will communicate with Mr. Sanchez to determine the best location for the well. The Board will continue discussion regarding a new well and consider this as part of the 2026 budget.

PUBLIC COMMENT

None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Jacoby, seconded by Director Wyckoff and, upon vote, unanimously carried, the meeting was adjourned at 5:24 p.m.

Date of Board Approval:

September 2, 2025