MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
GREATROCK NORTH WATER AND SANITATION DISTRICT (THE "DISTRICT")
HELD
OCTOBER 7, 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, October 7, 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
Brian K. Rogers, Secretary
Brenda Adams, Assistant Secretary

Director Robert W. Fleck, Vice President, was absent and excused.

Also, in attendance were:
Lisa A. Johnson and Alexander Clem; 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. The Board reviewed the Agenda for the meeting. Following review and discussion, upon motion duly made by Director Jacoby, seconded by Director Wyckoff and, upon vote, unanimously carried, the Board approved the Agenda, as amended.

Upon motion duly made by Director Rogers, seconded by Director Wyckoff and, upon vote, unanimously carried, the Board excused the absence of Director Fleck.

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:

Director Wyckoff asked about the water issue in the restroom at the RO Plant. Mr. Murphy noted that his team was unable to determined the problem and will coordinate a service call with a local plumber to inspect and repair the issue.

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 September 2, 2025 Regular Meeting.
2. Ratify approval of the payment of claims for the period ending September 25, 2025, in the amount of $77,557.23.
3. Acceptance of August 30, 2025 Schedule of Cash Position, updated as of September 25, 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 review, upon motion duly made by Director Rogers, seconded by Director Wyckoff and, upon vote, unanimously carried, the Board approved/ratified approval of the Consent Agenda items.

FINANCIAL MATTERS

Status of Draft 2026 Budget:

Ms. Johnson provided an update to the Board regarding the budget process. Discussion ensued regarding the fixed fee arrangement with CLA as well as other increases in fees from consultants and the capital project needs for 2026. Ms. Johnson will schedule a work session for the last week of October with Director Jacoby, Director Wyckoff and CLA staff to review the budget.

ENGINEER'S REPORT

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

Capital Projects Update:

Third Alluvial Well:

The Board discussed budgeting for a third alluvial well in 2026.

Evaporation Pond:

Change Order No. 9 (Kinghorn CO #8) for Additional Surveying:

Mr. Marcotte presented the change order to the Board. Following review, upon motion duly made by Director Jacoby, seconded by Director Wyckoff and, upon vote, unanimously carried, the Board approved Change Order No. 9 (Kinghorn CO #8) for additional surveying, as presented.

Kinghorn Change Order No. 9 for Additional Seeding and Erosion Control:

Mr. Marcotte presented the change order with the Board. Following review, the Board acknowledged the denial of Kinghorn Change Order No. 9 for additional seeding and erosion control per Element Engineering's recommendation.

Withdrawal by Kinghorn of Kinghorn Change Order No. 10 for Additional Fencing:

Mr. Marcotte presented the change order to the Board. Following review, the Board acknowledged the withdrawal by Kinghorn of Kinghorn Change Order No. 10 for additional fencing.

Change Order No. 10 (Kinghorn CO #12) for Additional Site Grading:

Mr. Marcotte presented the change order to the Board. Following review, upon motion duly made by Director Jacoby, seconded by Director Wyckoff and, upon vote, unanimously carried, the Board approved Change Order No. 10 (Kinghorn CO #12) for additional site grading, as presented.

Kinghorn Change Order No. 13 for Substantial Completion Extension:

Mr. Marcotte presented the change order to the Board. Following review, the Board acknowledged the denial of Kinghorn Change Order No. 13 for substantial completion extension per Element Engineering's recommendation.

OPERATIONS AND MAINTENANCE MATTERS

Mr. Murphy presented the ORC Report to the Board.

LEGAL MATTERS

Resolution No. 2025-10-01 Regarding Certifying Delinquent Water Service Fees and Charges to Adams County Treasurer for Collection:

Ms. Johnson reviewed the resolution with the Board. Following review and discussion, upon motion duly made by Director Jacoby, seconded by Director Wyckoff and, upon vote, unanimously carried, the Board adopted Resolution No. 2025-10-01 Regarding

Certifying Delinquent Water Service Fees and Charges to Adams County Treasurer for Collection, subject to final legal revision.

OTHER MATTERS

Update on Epic Estates:

Ms. Johnson stated that she received a letter from the Epic Estate's attorney outlining a phased approach to inclusion. Discussion ensued, resulting in Board support of the approach outlined in the letter. Ms. Johnson will communicate that message to Epic Estates.

PUBLIC COMMENT

None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Wyckoff, seconded by Director Rogers and, upon vote, unanimously carried, the meeting was adjourned at 5:37 p.m.

Date of Board Approval:

____