

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
GREATROCK NORTH WATER AND SANITATION DISTRICT (THE “DISTRICT”)
HELD
NOVEMBER 4, 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, November 4, 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
Robert W. Fleck, Vice President
Lisa Jacoby, Treasurer
Brian K. Rogers, Secretary
Brenda Adams, Assistant Secretary

Also, in attendance were:

Lisa A. Johnson, Shauna D’Amato, Alexander Clem, Allison Williams and Jill Gillespie;
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 4:30 p.m. The Board reviewed the Agenda for the meeting. Following review and discussion, upon motion duly made by Director Wyckoff, seconded by Director Rogers and, upon vote, unanimously carried, the Board approved the Agenda, as presented.

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 provided an update to the Board, noting that he plans to meet with the landscaper in 2026 at the new pond site to discuss maintenance needs. Director Wyckoff requested that the Board add \$5,000.00 to the facilities and maintenance line item in the Budget for this work in 2026.

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 October 7, 2025 Regular Meeting.
2. Ratify approval of the payment of claims for the period ending October 24, 2025, in the amount of \$97,369.68.
3. Acceptance of September 30, 2025 Schedule of Cash Position, updated as of October 20, 2025, Property Tax Schedule and Inclusion Summaries.
4. Operations and Maintenance Activities Report.
5. Review meter installation report.
6. Adoption of Resolution No. 2025-11-01 Regarding 2026 Annual Administrative Matters

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

FINANCIAL MATTERS

Public Hearing on Proposed Amendment to 2025 Budget; Resolution No. 2025-11-02 to Amend the 2025 Budget:

The public hearing was opened at 4:35 p.m. to consider the proposed amendment to the 2025 Budget.

It was noted that Notice stating that the Board would consider amending the 2025 Budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing.

No public was present, and the public hearing was closed at 4:36 p.m.

Following review and discussion, upon motion duly made by Director Jacoby, seconded by Director Adams and, upon vote, unanimously carried, the Board approved the

amendment to the 2025 Budget and adopted Resolution No. 2025-11-02 to Amend the 2025 Budget.

Public Hearing on Proposed 2026 Budget; Resolution No. 2025-11-03 Adopting 2026 Budget, Imposing Mill Levy and Appropriating Funds:

The public hearing was opened at 4:37 p.m. to consider the proposed 2026 Budget.

It was noted that Notice stating that the Board would consider adoption of the 2026 Budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing.

No public was present, and the public hearing was closed at 4:38 p.m.

Ms. Johnson presented the 2026 Budget and mill levies to the Board. Following review, the Board determined to keep the mill levy the same as in 2025.

Following review and discussion, upon motion duly made by Director Jacoby, seconded by Director Wyckoff and, upon vote, unanimously carried, the Board approved the 2026 Budget and adopted Resolution 2025-11-03 Adopting the 2026 Budget, Imposing Mill Levy and Appropriating Funds.

CLA Cash Access Policy:

Ms. Gillespie reviewed the policy with the Board. Following review and discussion, upon motion duly made by Director Wyckoff, seconded by Director Adams and, upon vote, unanimously carried, the Board acknowledged the CLA Cash Access Policy.

ENGINEER'S REPORT

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

Capital Projects Update:

Third Alluvial Well:

Evaporation Pond:

Pay Application No. 10 to the PES Contract:

Mr. Marcotte presented the pay app to the Board. Following review, upon motion duly made by Director Wyckoff, seconded by Director Jacoby and, upon vote, unanimously carried, the Board approved Pay App No. 10 to the PES contract in the amount of \$14,240.49, as presented.

Final Pay Application to the PES Contract:

Mr. Marcotte provided an update regarding the final pay application to the Board, noting that Kinghorn accepted all change order denials. Following discussion, upon

motion duly made by Director Wyckoff, seconded by Director Fleck and, upon vote, unanimously carried, the Board approved the final pay application to the PES contract with deduction of offset costs and liquidated damages, subject to receipt of no claims by the deadline and final legal review.

OPERATIONS AND MAINTENANCE MATTERS

Mr. Murphy presented the ORC Report to the Board.

Proposal from Ramey Environmental Compliance, Inc. for Replacement of Level Transducer on the Rocking Horse Farms Tank:

Mr. Murphy reviewed the proposal with the Board. Following review and discussion, upon motion duly made by Director Wyckoff, seconded by Director Jacoby and, upon vote, unanimously carried, the Board approved the proposal from Ramey Environmental Compliance, Inc. for replacement of level transducer on the Rocking Horse Farms tank in the amount of \$3,894.00, as presented.

LEGAL MATTERS

None.

OTHER MATTERS

Ms. Johnson provided additional updates to the Board, noting that the property owner of Epic Estates contacted her to discuss whether the District would be interested in partnering on an additional project. However, the project is to take place south of Epic Estates which is out of District boundaries.

Mr. Murphy and Ms. Johnson provided an update regarding Phase 2 infrastructure work at Ridgeview Estates.

It was noted that the Rangeview case is almost complete and the District should be expecting reimbursement payment soon.

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 Fleck and, upon vote, unanimously carried, the meeting was adjourned at 5:35 p.m.

Date of Board Approval:

December 2, 2025