

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
GREATROCK NORTH WATER AND SANITATION DISTRICT (THE “DISTRICT”)
HELD
NOVEMBER 5, 2024

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 5, 2024, 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 Johnson, Shauna D’Amato and Alex Clem, CliftonLarsonAllen LLP (“CLA”)
Mike Murphy; Ramey Environmental Compliance, Inc. (“REC”)
Nicholaus Marcotte, PE; Element Engineering LLC
Zachary White, Esq.; White Bear Ankele Tanaka & Waldron

ADMINISTRATIVE MATTERS

Agenda:

Ms. Johnson called the meeting to order at 4:34 p.m. The Board reviewed the Agenda for the meeting. Following discussion, upon motion duly made by Director Jacoby, 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 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 updates from the pond project meeting and updates regarding bonds and the next steps of this project.

District Manager's Report:

Ms. D'Amato reviewed the monthly Manager's Report with the Board. There were no questions.

CONSENT AGENDA

The Board considered the following actions:

1. Approve the Minutes of the October 1, 2024 regular meeting.
2. Ratify approval of the payment of claims for the period ending October 25, 2024, in the amount of \$39,629.10.
3. Acceptance of unaudited financial statements for the period ending September 30, 2024, Schedule of Cash Position updated as of October 21, 2024, and Inclusion Summaries.
4. Operations and Maintenance Activities Report.
5. Review meter installation report.
6. Resolution No. 2024-11-01 Regarding 2025 Annual Administrative Matters.

Following discussion, upon a motion duly made by Director Jacoby, seconded by Director Wyckoff and, upon vote, unanimously carried, the Board approved the Consent Agenda items and noted that the 2025 meeting schedule will remain the same as in 2024.

LEGAL MATTERS

Resolution No. 2024-11-02: Calling May 6, 2025 Election:

Attorney White discussed the May 2025 election the Board. Following review and discussion, upon a motion duly made by Director Jacoby, seconded by Director Rogers and, upon vote, unanimously carried, the Board adopted Resolution No. 2024-11-02: Calling May 6, 2024 Election.

FINANCIAL MATTERS

Public Hearing on Proposed Amendment to 2024 Budget; Resolution No. 2024-11-03; to Amend the 2024 Budget:

The public hearing was opened at 5:10 p.m. to consider the proposed amendment to the 2024 Budget.

It was noted that notice stating that the Board would consider amending the 2024 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 5:10 p.m.

Following review and discussion, upon motion duly made by Director Wyckoff, seconded by Director Jacoby and, upon vote, unanimously carried, the Board approved the amendment to the 2024 Budget increasing the Enterprise Fund from \$5,897,000 to \$6,565,000, and adopted Resolution No. 2024-11-03: to Amend the 2024 Budget.

Public Hearing on Proposed 2025 Budget; Resolution No. 2024-11-04: Adopting 2025 Budget, Imposing Mill Levy and Appropriating Funds: The public hearing was opened at 5:10 p.m. to consider the proposed 2025 Budget.

It was noted that notice stating that the Board would consider adoption of 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 5:10 p.m.

Ms. Johnson presented the 2025 Budget and mill levies to the Board. A proposed fixed fee structure with CLA was discussed. Ms. Johnson will follow up with the District Accountant on possible savings if financial statements are prepared quarterly versus monthly. The Board was in favor of the fixed fee concept discussed for 2025.

Following review and discussion, upon motion duly made by Director Wyckoff, seconded by Director Jacoby and, upon vote, unanimously carried, the Board approved the 2025 Budget, subject to final assessed value received from the County and final revisions as discussed, and adopted Resolution No. 2024-11-04 to Adopt the 2025 Budget, Imposing Mill Levy and Appropriating Funds (32.500 mills in the General Fund and 17.581 mills in the Debt Service Fund, for a total mill levy of 50.081 mills).

ENGINEER'S REPORT

Mr. Marcotte presented the Engineer's Report to the Board.

Mr. Marcotte discussed a proposal for a corrosion control treatment program. The Board directed Mr. Marcotte to bring this item back to the December meeting for consideration.

Capital Projects Updates:

Third Alluvial Well:

There was nothing new to report.

Evaporation Pond:

Mr. Marcotte provided an update following his call with legal counsel. He reported that PES was given a ten calendar day notice with a deadline of November 11, 2024 to provide their bonds for the evaporation pond project.

Following a motion by Director Wyckoff, seconded by Director Rogers and, upon vote, unanimously carried, the Board approved proceeding with legal notice of termination of the contract with PES after November 11, 2024 should the bonds not be received by the deadline.

Final Acceptance of Box Elder Creek Ranch Reverse Osmosis Facility:

Mr. Marcotte reviewed with the Board and recommended final acceptance. Following discussion, upon a motion duly made by Director Wyckoff, seconded by Director Jacoby and, upon vote, unanimously carried, the Board approved final acceptance of the Box Elder Creek ranch Reverse Osmosis Facility.

Final Acceptance of Country Club Ranchettes #1 Water System Improvements:

Mr. Marcotte reviewed with the Board and recommended final acceptance. Following discussion, upon a motion duly made by Director Wyckoff, seconded by Director Rogers and, upon vote, unanimously carried, the Board approved final acceptance of the Country Club Ranchettes #1 water system improvements.

OPERATIONS / MAINTENANCE MATTERS

Operator in Responsible Charge (“ORC”) Report:

Mr. Murphy presented the ORC report to the Board.

OTHER MATTERS

Epic Estates:

Ms. Johnson provided an update to the Board. The Board set a work session for November 25, 2024 at 4:30 p.m. to discuss the analysis prepared by staff on service to this property.

COMMUNITY COMMENTS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Fleck, seconded by Director Rogers and, upon vote, unanimously carried, the meeting was adjourned at 6:54 p.m.

Date of Board Approval:
