

MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
GREATROCK NORTH WATER AND SANITATION DISTRICT (THE “DISTRICT”)  
HELD  
APRIL 1, 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, April 1, 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 Johnson, Shauna D’Amato and Alexander Clem; CliftonLarsonAllen LLP (“CLA”)  
Nicholaus Marcotte, PE; Element Engineering LLC  
Mike Murphy; Ramey Environmental Compliance, Inc.  
Lane Johnson; Member of the public.

**ADMINISTRATIVE MATTERS**

**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 Rodgers and, upon vote, unanimously carried, the Board approved the Agenda, as amended, to include the approval of Change Order No. 6 under item IV.A.2.

**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 White Bear Ankele Tanaka & Waldron 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 reported that he witnessed an Advanced Underground truck hooking up to a hydrant within Country Club Ranchettes Filing 1 (CCR1) multiple times. He informed the individual this was prohibited and if they required water, they would need to request use of a District issued hydrant meter through Ramey Environmental Compliance, Inc. However, the warning did not stop the individual from returning. Mr. Murphy confirmed that the excess water was used on March 31<sup>st</sup>, but he has not received an official request to utilize the District's water meter.

Following discussion, the Board determined that if the activity is witnessed again, a police report will be filed with the sheriff's office.

Director Wyckoff also noted that the Shredding Project was completed on April 1<sup>st</sup>.

**District Manager's Report:**

Ms. Johnson reviewed the monthly Manager's Report with the Board. No questions were posed.

**CONSENT AGENDA****The Board considered the following actions:**

1. Approval of the Minutes of the March 4, 2025 Regular Meeting.
2. Ratify approval of the payment of claims for the period ending March 24, 2025, in the amount of \$114,080.73.
3. Acceptance of Schedule of Cash Position updated as of March 24, 2025, and Inclusion Summaries.
4. Operations and Maintenance Activities Report.
5. Review meter installation report.
6. Ratify approval of Pay Application No. 3 to the construction contract with Performance Energy Services ("PES") in the amount of \$1,095,730.17.
7. Ratify approval of Pay Application No. 4 to the construction contract with Performance Energy Services ("PES") in the amount of \$390,530.88.

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

**FINANCIAL MATTERS**

None.

**ENGINEER'S REPORT**

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

## **Capital Projects Update:**

### **Third Alluvial Well:**

None.

### **Evaporation Pond:**

Ms. Johnson updated the Board on Change Order No. 6 that was received from PES to extend the project's completion date to May 6, 2025. Following review, upon motion duly made by Director Wyckoff, seconded by Director Jacoby and, upon vote, unanimously carried, the Board approved Change Order No. 6, as presented.

Following further discussion, Director Wyckoff revoked the previous motion.

Upon motion duly made by Director Wyckoff, seconded by Director Fleck and, upon vote, unanimously carried, the Board approved Change Order No. 6 and determined that the District would apply liquidated damages pursuant to the contract backdating to April 6, 2025 if the project is not completed by May 6, 2025.

Ms. Johnson and Mr. Marcotte informed the Board that the next Pay Application will require the inclusion of all contract requirements but has not been received yet.

Discussion ensued regarding how to proceed if staff receives the Pay Application prior to the next regularly scheduled meeting. Upon motion duly made by Director Wyckoff, seconded by Director Rogers and, upon vote, majority carried, the Board appointed Director Wyckoff and Director Jacoby to review and approve the Pay Application for ratification at the next regular meeting, with Director Fleck voting against.

## **OPERATIONS / MAINTENANCE MATTERS**

Mr. Murphy presented the ORC Report to the Board.

### **Proposal from Ramey Environmental Compliance to Inspect and Repair Isolation Valve on Pump #3 at Reverse Osmosis Treatment Facility:**

Mr. Marcotte reviewed the proposal with the Board, noting that there will be an interruption in service in Box Elder during the repair of the valve. Mr. Murphy will coordinate with Mr. Clem on communication with residents and scheduling the repair mid-day to minimize service disruption. Following discussion, upon motion duly made by Director Wyckoff, seconded by Director Rogers and, upon vote, unanimously carried, the Board ratified approval of the proposal from Ramey Environmental Compliance to inspect and repair the isolation valve on Pump #3 at Reverse Osmosis Treatment Facility in the amount of \$884.50, as presented.

Director Wyckoff noted that he would like to obtain photos of the District to then print and frame for the RO Facility. He requested that Mr. Murphy and Mr. Marcotte collaborate to provide photos and maps.

## LEGAL MATTERS

None.

## OTHER MATTERS

### **Status of Water Rights Matters:**

Ms. Johnson provided an update regarding the status of water rights matters to the Board, noting that on February 7<sup>th</sup>, the Judge dismissed the Rangeview claims, but a hearing will take place on April 24<sup>th</sup> regarding the existing augmentation plan.

Ms. Johnson posed questions on behalf of Attorney Alan Curtis, the District's water rights attorney, for Board discussion and input.

### **Correspondence from Resident Regarding Unusually High Usage and Request for Credit:**

Ms. Johnson reviewed the resident's correspondence with the Board. Ramey checked for leaks and monitored the water meter to determine if it is malfunctioning but did not find any indications.

However, billing staff reviewed daily usage, noting that on January 10<sup>th</sup>, 10,000 gallons of water was used, which is unusual given the resident's past usage history.

Following discussion, upon motion duly made by Director Fleck, seconded by Director Wyckoff and, upon vote, unanimously carried, the Board granted the resident's request for credit in the amount of \$85.00.

## PUBLIC COMMENT

Mr. Lane Johnson provided comment, informing the Board that he is the chair of the Box Elder Creek HOA's new development board which focuses on projects outside of the neighborhood. Mr. Johnson requested to utilize the space behind the RO Facility for public use, but the Board informed him that insurance will not allow public use of the facility. He also expressed interest into researching potable water to allow residents access to higher quality water and to be able to use the water for landscaping purposes. Ms. Johnson and Director Wyckoff responded, noting that there was insufficient water dedicated to the District when this subdivision was developed to allow potable water usage for irrigation purposes. Lastly, Mr. Johnson informed the Board that he would like to install a fence on his property line. The installation will likely require a variance request for fence type and asked if the Board would have any issues with that. The Board confirmed they did not.

Director Adams noted that there will be a community clean-up day on April 26<sup>th</sup> for the intersection of Haysmont & 168<sup>th</sup> Street and encouraged Board attendance.

## ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Jacoby, seconded by Director Fleck and, upon vote, unanimously carried, the meeting was adjourned at 5:58 p.m.

Date of Board Approval:

May 6, 2025