

Mountain Water and Sanitation District

Regular Meeting
August 5, 2025, at 7:00 p.m.
12365 Highway 285
Conifer, CO 80433

MINUTES

1. Call to Order/Declaration of Quorum/Disclosures: Director Swanson, Director Wade, Director McKenzie and Director Sebastian.
The meeting was called to order at 7:01 p.m.
2. Public Comment/Scheduled Guests: None
3. Approval of Meeting Minutes:
The minutes of July 22, 2025, were presented. Upon motion, made by Director Swanson, seconded by Director Sebastian, unanimously carried.
4. Treasurer's Report:
Financial Report/Payment of Claims of \$45,497.33. A check for \$342,000 will be deposited into First Bank, which is most of the monies out of the BMO account. The BMO account will be closed in September. Upon motion, made by Director Wade, seconded by Director McKenzie, unanimously carried.
5. District Operations
A. Manager's Report:
 - Mr. Chamber's, the District's ORC, spoke with the property managers for The Market Place regarding their \$5,400 invoice – the property manager indicated that it will be paid in two installments. The District is waiting on the first installment.
 - Postage rates have gone up to \$.78 per one ounce – The District will begin charging \$1.00/month on every mailed statement beginning on October 1. A notice will be mailed to the residents of the District.
 - With each billing cycle, we are experiencing faulty end-points – the resolve is swapping out the unit, which Beacon does for free.
 - The Board agreed to have Quickbooks and Sharepoint backed up to a cloud-based system with a cost of \$100/annually.
 - Open Board Position – Mr. Larry Wood, who has attended two board meetings has expressed an interest in joining the Board of Directors.

MOTION TO APPOINTMENT NEW BOARD MEMBER – Director Sebastian makes the motion to formerly extend the invitation to join the board. Director Wade seconds the motion - motion unanimously carried.

Director Swanson extended the official invitation, Mr. Wood accepted and will be sworn in at the August 26, 2025, board meeting.

- The Board reviewed the redline updates to the Bylaws and Rules & Regulations. Director Sebastian sent changes to Attorney Erb. There will be further dialogue at the August 26 meeting with Attorney Erb present, and a final vote will be made. One of the changes to the Rules & Regulations is taking it from two (2) meetings a month, to one (1) meeting a month and moving the one board meeting to the last Tuesday of the month. Director Sebastian requested that the second August meeting be moved to August 26, which is the last Tuesday of the month.

- There was discussion regarding the board officer positions and conflicts with the Rules & Regulations. The Rules & Regulations show one Vice President. As of this meeting, there are two Vice Presidents. With the addition of Mr. Woods to the Board of Directors, officer positions will be voted on, and one the two VP position's will be removed.

B. Operators Report:

- Fire Hydrant replacement – Mr. Chambers spoke with Sayler and Sons regarding their timeline. Mr. Chambers was assured that all three would be replaced/repared soon. With the on-set of winter, Director McKenzie asked Mr. Chambers to ensure the hydrants are replaced before October 1, and if Sayler and Sons was unable to complete the project, Mr. Chambers is to find an approved replacement contractor.

- PRV Replacement – John Leary has begun work on the PRV's (PRV 1 & 7). There is a total of 9 PRV's that need replacing. It was also determined that the district needs more riser rings for the PRV's.

- Steve Hanson with Ambient visited the Wastewater Treatment Plant. Mr. Chamber and Mr. Hanson also reviewed the setpoints on the SCADA with Targie Mandt, a representative for Fluidine Treatment Plants on how to remove the sludge.

- Mr. Chambers found a potential operator. With Mr. Chambers on vacation from August 11 – August 24, Director Swanson will interview the candidate.

6. Other Business

- Director Wade indicated that he will be absent many times during the hunting season.

7. Adjourn: There being no further business to come before the Board, and upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 9:06 PM.

