

**MEETING MINUTES  
FOR THE BOARD OF DIRECTORS OF LA PLATA WEST WATER AUTHORITY**

The Board of Directors of the La Plata West Water Authority held a meeting Wednesday, March 9, 2022, at 6:30 p.m. at the Hesperus Fire Station, located at 22868 Highway 140, Hesperus, CO 81326, and via FreeConferenceCall.com. In attendance were: Mardi Gebhardt, Barb McCall, Deb Flick, Paul Gray, Frank Smith, Kevin Mallow, Archie House Jr., Aaron Preator, Nan Burroughs (guest), Doug Mize (6:39 pm), Steven Jackson (guest, 6:40) Dave Marsa (6:44).

- 1) Call to Order by Mardi at 6:35pm. Quorum was met.
- 2) Roll Call: see attendance above
- 3) Approve Agenda: Addition to agenda regarding our website hacking, the Colton subdivision, and fluid lists for Amy. A **MOTION** was made by Frank to accept the addition to the agenda; second by Paul; motion carried.
- 4) Office Site Update
  - a) Site up-date progress: Mardi reported that Dryside Electric was not responsive, and contacted another electrician.
  - b) Culvert installation/leak detection update: Mardi stated installation went well and they also extended an existing culvert with pipe donated by the Southern Ute Tribe. Dave reported pipe testing with Canyon tomorrow at 11:00. Canyon will send us the billing for the culvert with the increase to extend the pipe. Mardi will send invoices to Tribes and/or pay out of 210PL, and she will also bill B&W for their portion.
- 5) Phase 1 Update
  - a) Operator's Report: Dave reported another break around CR 126 and CR 128, seems to be the same issue (separation of pipe maybe due to ground settling just like the last one there. Spare parts are being procured for new taps, and other common maintenance issues. Dave suggested scheduling a tank inspection due to the bolts of a glass tank being protected by the anodes. Frank suggested it would require a video tape by a diver. Dave has made contact with a diver from Farmington, and the cost will be about \$2000, but it requires a full tank since there is no ladder. Last time it was done was with a robot camera. Warranty inspection timeframe will be researched with Great Plains. The State requires every 5 years for inspection. The sample for the TTHM was sampled also after the break was repaired. Mardi reported on the Cason property hookup. The county was scheduled to look at the parcel split, so the hookup was delayed.
  - b) Colton Subdivision: on CR 128 will include 5 parcels. We will know more after SMA does the service review.
  - c) Old Isgar Parcel: CR 140; inquiries have been made to Mardi for potential division.
- 6) Phase 2 Update
  - a) Committee and newsletter to Phase 2 area: Aaron has a draft of the community letter ready for review. Marilyn Zion has volunteered to help. Mardi to send out a draft from Aaron for board comments.
  - b) Investigate smaller segments of Phase 2 funding gap: Mardi stated she has been searching for funding, even gap funding, possible to have USDA provide for smaller segments like Miramonte taps (ie Phase 1A). USDA has thus far provided \$3 million in grants and \$2 million in loans. We will need \$3 million in gap funding. USDA has mentioned that expanding Phase 1 would be a good way to accomplish getting funding. Wanda Cason provided some information that we already had and a spreadsheet that will help greatly. Doug suggested adding September 2022 to the funding search calendar for when Federal funding circulates. Frank said we are on for June for the State eligibility list.
  - c) Water Fill Station estimates: Mardi contacted CWPD and CDPHE State Revolving Fund. She was reminded that the water fill station had been allotted funding through the CWPD a few years ago, but we were not ready to accept it at that point. An application to DOLA was attempted, but the timeframe was too soon. Mardi reached out to Ken Spence for funding possibilities, and Ken asked for some information which Barb and Deb and Mardi will work on. Mardi received 3 estimates (posted on board drive) for the fill station. We need to start building a matrix spreadsheet to enable selection. Two of the companies have local fill stations. Sizes need to be considered, but mainly software (cellular versus a hard wiring).
- 7) Comments and Communications
  - a) Board Members: Mardi was contacted by Marilyn Zion about Phase 2 updates to the community. Barb brought up the contact with Naomi Dobbs at Lauren Boebert's office about funding for Phase 2 being a dead end at this point.

- b) ALP update (tabled for a future meeting)
  - c) Guests: Steve Jackson (guest) is present to gather information on subscribing as he has purchased a new home in the area on CR 129. Mardi explained the process to get on the system. Nan Burroughs (subscriber) has property in Breen. She stated concerns about progressing with Phase 2, and she would like to see more effort for expansion in Phase 1. She also would like to know about the fill station prospects, and how it would detract from potential subscribers if constructed. Mardi addressed her concerns about Phase 1 infill with examples of new areas coming in along the existing pipeline. LPWWA has been warned the fill station could compete with subscribers, so policies are being developed for local and pricing. Nan is willing to help with suggestions on a virtual committee when we get it formed. Frank stated the addition of customers is already happening, they are just in the process, but it's happening.
- 8) Minutes Approval
- a) A **MOTION** was made by Frank to approve the meeting minutes of February 9, 2022, with the revisions on the board drive; second by Paul; motion carried.
- 9) Financial reports
- a) Audit Field work: Mardi reported the field work will be performed in Deb's office again on April 26<sup>th</sup>.
  - b) Internal audit on Commitments: Mardi has found all mistakes; except 1 cent. She is working on balancing refunds, commitments, and found another \$30,000 of interest and CD funds from the Southern Ute Tribe triangle work that was sitting in the old account, so it will need to be redesignated for the audit.
  - c) P&L Report & Accounts Receivable: Deb suggested to have ASAP create an account called, "Customer Goodwill", for the purposes of keeping billing mess-ups with buyers, sellers, transfer errors, etc., and would be reviewed case by case by the board. Kevin suggested a policy that would apply to everyone. It would be realistically a write-off account. Barb suggested calling it "Bad Debt". Doug asked for a policy to follow for consistency in review. Deb will draft a policy for review by the board at the next meeting.
  - d) Consent Agenda: A **MOTION** was made by Paul to accept the consent agenda with the inclusion of the additions listed below; Kevin seconded; motion carried. See spreadsheet attached.
  - e) Bills not in consent agenda: Mardi listed new items that came in since Wednesday: Dave purchased pipe fittings, Viasat, Green Analytical, ASAP. These items were added to the consent agenda vote.
- 10) New and Old Business
- a) Rules & Regulations draft: Barb revised the previous document and presented it to the R & R Committee for review. Items still needing discussion: meter pit drawing, bill payment period, and water usage rate table. Barb will revise and send out for board members to review.
  - b) Open house party: Deb planning to hold this over a weekend, to have folks stop by and talk, ask questions, reach out for help on committees, have white board for questions. Date would be May or June with advertisements and a sign on the road. Barb to get the LPWWA sign finished with new paint/information. An exterior bulletin board with a waterproof clear case is needed to post information.
  - c) Item List for Amy: Mardi suggested a task list to help track what we need from Amy, to help keep track of needed legal/unfinished board work moving forward with all the new installation work.
  - d) Surety Bond: Mardi stated that it was filed yesterday.
  - e) Attorney comments for open issue in Item 4b: no action.
- 11) Executive session (for the purposes of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators pursuant to Section 24-06-402 (4)(b) C.R.S.) Executive session was not needed.
- 12) Other Business
- Next meeting is scheduled for April 13, 2022, at the Fire Station.  
Meeting adjourned at 8:59 by Mardi.  
Respectfully submitted,



Barb McCall  
LPWWA Board Secretary

Business Operations	No.	Amount
FCC		\$3.00
Google Play		\$1.99
LPEA Intake	split w/LDWA TBD	\$1,878.00
LPEA Booster	split w/LDWA TBD	\$1,143.00
Grand Junction Pipe	line break parts 3/21/2022	\$37.28
Grand Junction Pipe	line break parts 3/21/2022	\$18.66
Grand Junction Pipe	line break parts 3/21/2022	(\$12.53)
Metron		\$0.00
LPEA Tank_Vault		\$61.00
LPEA Office		\$27.98
ViaSat	3/1/2022 split 50/50 for feb-mar	\$60.48
Verizon		\$26.84
USDA P&I		\$9,337.00
Reserve		\$1,085.00
ASAP	105330	\$1,169.36
Honest Design Co. aka Creative Edge		
UNCC	222030868	\$31.20
SW Waste Water		\$5,325.00
Southwest Septic (office Site)	final site work	\$10,000.00
LDWA Water		\$7,700.56
Office Depot		\$0.00
SMA		\$0.00
Lowe's		\$0.00
Green Ana		\$0.00
CW&LL		\$0.00
		\$37,893.82
Canyon Construction	Pine Ridge ditch culvert 2111-1	\$36,025.50
Canyon Construction	ruptured pipe repair	\$2,603.96