

MEWA Board Meeting
April 8, 2023
10:00 AM Mountain Daylight via Zoom

Members Present:

Nick Keelan, President
Steve Kearn, Operations and Maintenance
Lora Flinn, Secretary
Roberto Van De Wyngard, Treasurer
Jeff Johnson, Executive Director

Absent:

Brent Groenke, Operations and Maintenance

Call to order: 0957 MST

Additions/changes to the agenda: Nothing to add

Approval of January 21, 2023 meeting minutes: Approved.

Executive Director report: Jeff Johnson

- **Review of frozen pipe issue:** All lines that have been frozen has been from the main line, either to the curb stop or all the way into the house. All the reports show and looking at what limit and flow we can see at this point. All the main lines are operational. As the ground thaws out MEWA will be watching for any surface water which may indicate a leaking pipe. Members are encouraged to please inform MEWA if they see pooling water in the roads. Keeping a slow drip in your pipes can lead to your septic pipes freezing and your waste backing up into the house.
- **Changes to summer projects 2023:** Jeff discusses summer insulations schedule. Which includes projects on LaPlata, Twin Peaks, Quartz, Hemlock, No Name, Cedar, Lodgepole, Mt. Elbert .
- Fire Hydrants on Mt Hope, Mt Elbert, Sequoia at Silver, Juniper and Lodgepole. If the lines can hold the volume of water needed, then fire hydrates will be placed on East Twin Peaks and East LaPlata. This has not yet been determined. Discussion is ongoing concerning a fire hydrant at the Ross Well House for the fire department to access.
- Lines which did freeze up will be looked at as well. Part of the materials for the projects have been purchased before cost went up.

Jeff discussed curb stops: Owners who need one must get the paperwork in and pay for the work. This needs to be in to Jeff so he can schedule the work. Curb stops need to be done while the weather is warm so the lines can be sanitized before the temperature drops and the ground freezes.

Financial report: Roberto discusses payments. As of yesterday (4/6/23) - 275 owners have paid - 67 still need to pay. Roberto has weekly meeting with MEWA accountant Kristen Ayers to update the accounting and QuickBooks.

Board discussed the possibility of late paid balances. And a proposed interest per month on the outstanding balance. And the grace period to pay to avoid late fees. Certified letters and email will be used to contact the owners. Every effort will be made to reach the owner to resolve the matter. If by the annual meeting the member has not paid, the **water certificate will be voided.** Water will be shut off and the line will be disabled. MEWA will keep track of all the expenses that we have occurred. Once the matter has been settled those added expense will be a part of the settlement.

Roberto discussed possible grant money for water funding he is working on. This money would be used for special projects and improvements.

Roberto discussed the septic systems.

As we move forward, what we can do in order to protect our water supply from septic contamination by owners who do not know how to properly manage their septic system and protect from contamination.

Procedure for septic systems which fail and need to be replaced. Jeff discusses the septic designs and requirements. 150ft diameter to reduce contamination. Twin Lakes Village has contaminated water due to septic's being located too close to the water sources. The Forest Service does not pump out of their lower wells, for any of the campgrounds, due to all being contaminated with sewage and that's cause of the pit toilets leaking. Now people coming up from the front range do not realize you need to pump your septic tanks out frequently, depending upon the use. We must do this to protect our water system.

MEWA will need a certificate that the septic tank has been inspected before the transfer of a water certificate can be completed. If a buyer closes a home or lot on the front range or locally, if MEWA does not see that septic inspection, MEWA will not supply water. The owner **MUST** show MEWA a septic inspection before water will be supplied to the owner.

Website and technology info from website designer: No updates

Building permit process: When MEWA sees the letter from the county, the owner is now actually in the building permit process. If the building department does not except the plan. The owner does not have a permit which means no certificates for water.

Approximately 150 lots that will not be serviced with water. MEWA must do the due diligence to protect those people who are already hooked onto the system and protect member from septic systems overlap which leads to contamination. MEWA must protect members already on the system. For this reason, MEWA is asking anyone purchasing lots to buy 2 and 3 lots so the correct radius from each septic system can be ensured.

Board vote: approval of multiple water tap purchase policy:

- **“Water certificates will only be sold to property owners who are building a home in the Pan Ark Subdivision, and who do not currently own a prior or own a prior water certificate. The MEMA Board reserves the authority to avoid any water certificate obtained under misrepresentation of the property owner. Minus \$500.00 Administration fee. The dollars paid for the certificate to be avoided will be returned to the home.”**

Board voted on this statement of policy: Board passes unanimously to adopt.

- **Definitions to add to Rules and Regulations:** Nick discusses policies and placing them on the web site. Financial responsibility of line insulation. Curb stop and financial responsibility. All line and definitions will be placed on web site. MEWA’s financial responsibility verses the owner’s financial responsibility.
- **Placing policies on website:** Policies, Rules and regulations. Digging terms and financial responsibility will be placed on website.
- **Important operating procedure docs on website:** All document will be placed on the website

Leak detection during thaw: As the ground thaws MEWA will watch for signs of leaks. We will watch the roads and the SCADA System.

Gator update: The gator has been completely maintained and ready for summer use.

MEWA purchase of HOA loader: December 20th, 2023 the leases up on the HOA loader. MEWA is considering purchasing this unit to help maintain roads as line work continues.

Discussion of purchasing the pavilion property: MEWA is considering a purchase of the pavilion property and cleaning the area up. Installing a bathroom and maintaining the area for the use of the members. clean it up and maintain it.

Annual meeting report: The senior center has been booked for July 8th. The meeting would begin at 9:30 and end at 11am Ace security to be at the meeting for security.

Other topics: MEWA and Metro district joint meeting. Proposed meeting date May 6th at 9am. Location of meeting will be at the Ross well house.

Agenda items for May 2023 meeting

- Next MEWA board meeting May 13, 2023, 9am, Ross and Zoom

Adjourn: 1138 MST