

Minutes of the MEWA Board Meeting
April 9, 2022

The meeting was called to order at 9:04am.

Board members present: Steve Kearn, Bob Ramsdell, Nick Keelan, executive director Jeff Johnson.

Regrets Brent Groenke, Lora Flinn.

Minutes of the March 12 MEWA board meeting approved.

2021 finish

Scott Mueller sent a proposal of what work he will do to finish what was not done from 2021. This includes curb stops installed and leaks fixed. Nick will send an email reply of acceptance of his proposal and a formal contract will be drafted.

2022 summer projects and excavators

Executive Director Jeff Johnson discussed other summer projects for 2022. We need to locate other excavators to do work including emergencies when Scott Mueller is busy. Scott and others will be asked to bid for additional work other than Scott's proposed 2021 finish work. The Board should create a list of additional 2022 projects to be sent out for bids.

Testing

Nick gave a quick update of the first meeting with Jeremy. Steve gave more details. Chlorine levels are being reduced for better taste and tank inspections were discussed. Jeremy will be providing a more pure and stronger chlorine. Jeremy will check with Pueblo on requirements for the tank cleaning in Ross to be sure we are not in violation.

SCADA: Jeff

Tony said the system should be ready to go online by April 25. We need to pay new bills which are in line with what we had projected. Jeff approved a small amount more for finish up.

Executive Director Jeff Johnson job description

Jeff provided a rough draft of his position description. Nick will clean it up and send it around for comments before final Board approval at the next meeting. Nick brought up having a MEWA phone which is not being used much since Jeff is handling most calls. We will keep it for now. Steve expressed our appreciation for all of the important duties now being handled by Jeff.

Website

Jeff said the current webmaster is hard to work with. A big issue is he owns the domain. MEWA should own the domain. Steve has a lead on a website person, his son-in-law Will Colman, who does IT in Pason, AZ. Steve will have him do a presentation at the May board meeting. Lora needs to weigh in on this change. Jeff thinks we should request a transfer of the domain to MEWA. The Board should think about topics and navigation that we want. The Board should look at websites to see what works and share that.

Tree removal on Sequoia

Nick will contact Ken Belinski for a firm bid on removal of downed trees on west Sequoia from the line install.

Board handbook

Development of the handbook is in progress. Jeff's business plan gives a good summary of future plans. The start of the handbook will be sent to the Board for comments.

MEWA contribution to the new metro district for road work

\$3000 is in the 2022 budget and should be sent to the metro district. The fee includes plowing, use of the loader and truck as needed for projects without charge for the gear and driver. A contract needs to be drafted to share with the metro board.

Legal representation when needed

Nick contacted Mark Richmond about representing us as needed but he is not interested. We will contact Chris Floyd in Leadville to see if she is interested. She would probably not be on a retainer but used per service only for now. Complex issues such as the combining of lots on Ridge Road need legal advice.

HOA mailing list

The HOA mailing list has been migrated to MEWAwater@gmail.com. We can do MEWA blasts as needed but the list has many issues and needs edits.

Space for desk in Ross office

Jeff intends to clean the Ross office so we can use it as an office. We need a desk.

The meeting adjourned at 10:10am.

Respectfully submitted by Nick Keelan