

Agenda (BOARD)
Mount Elbert Water Association Annual Meeting 2022
Saturday, July 16, 2022, 10am-11:30am
Pan-Ark Estates Pavilion

Call to order: Nick Keelan, MEWA president: Call to order at 10:06

- Change in date from 2nd to 3rd Saturday: board conflicts

Introductions and overview of MEWA management, operations, structure.

- Executive Director: Jeff Johnson (paid position)
- Board members and duties (all volunteers)
 - Nick Keelan, president
 - Steve Kearn, head of operations and maintenance
 - Brent Groenke, assistant operations and maintenance
 - Lora Flinn, secretary and website
 - Bob Ramsdell, check processing and assistant operations (term ending): Thank you to Bob for being here in the winter and keeping the well house running.
- Accounting
 - Kirstin Ayers, bookkeeping and owner of Ayers Accounting
 - Ken Olson, CPA
- Water testing
 - Jeremy Allenbaugh (ORC) and wife Donna
 - operator in responsible charge (ORC) and leak detection.
 - Snow Mountain Design Studio
- Nick discusses the new ways of communication with email Constant Contact. MEWA will send out notices, water issue, requests to the community to decrease water use while we “rest” the wells to bring the levels up. Any MEWA business which needs to be disseminated to the membership will be done through Constant Contact. If members do not wish to be contacted, they may unsubscribe at the bottom of the messages.
- Nick discusses volunteering. Our community is growing rapidly and it is too much for the board to handle without help from community members. Please contact Nick if you would like to help. It does not have to be something that will take up a lot of your time. Any help is appreciated.

Executive Director report: Jeff Johnson

- Backflow Prevention devices for hydrants installed before 2018.
 - a) The reason for the devices is to prevent cross contamination due to pressure changes in the system.

- b) This device is now required by the state CDPHE. If the state come in and finds a home without a backflow on the hydrate, MEWA will be fined. Which can increase costs to the home owners.
- c) The backflow will prevent standing water from a garden hose or other standing water from reentering the system which leads to contamination.
- d) You can get your backflow device from MEWA. MEWA will be checking all hydrates and will place them on the hydrates.

2020 with the Pandemic created major changes in The Pan Ark and for MEWA.

- a) Since January of 2020 - 243 Property transitions have taken place.
- b) Homes sold were 31.
- c) Transfers of certificates and lots sold were 28
- d) New Water Certificates in 2021 were 32 and in 2022 to date 8 have been sold. We have a potential of 9 more requesting to be connected to the water system and requesting information.
- e) As these requests continue to come in and demand to be added to the water system, MEWA will need to look closer at the regulations.

Augmentation Plan – This dates back to the 1960’s and 1970’s

- a) There has been a big increase in gallons pumped in the last 2 years (Flip Chart details here)
- b) April of 2020 - MEWA purchased 3.6 shares of Twin Lakes Reservoir and Canal Water Shares. 8 Shares were purchased which will give MEWA 40.4 Acre Ft of water. 1Acre ft of water will equal 325,851 gallons.
- c) Residential transfer is 5.05 which leads to 13,164,380 gallons
- d) If we have 400 homes using 90 gallons a day that would add up to 13,140,000 gallons. Our usage is based on 20% consumption and 80% returned ground water.
- e) We are only allowed to pump 10.1 acre ft per quarter.
- f) Based on 200 homes total - current usage
- g) This is how the Augmentation Plan works

40.4 acer feet of water per year – (details on the number here)

2.6 shares purchased. (Colorado and Twin Lakes water details)

13 million gallons of water.

Usage and consumption – 20% gone. – 80% goes back into the ground though septic systems.

200 homes in Pan ARK – 98 GALLONS PER DAY - MEWA is only allowed to pump 10.1-acre ft per quarter. Based on 200 homes we are PUMPING 8 GALLONS PER DAY ABOVE THE PLAN.

Current usage:

All 200 homes= 98 gallon per average (we are already at 8 gallons per average over)

180 homes = 105 gallons per average

160 homes = 118 gallons per average

140 homes = 135 gallons per average

8 shares + 3 shares + 3.6 shares = 14.3 shares = 23,980,500 gallons pre year

With these shares this is what this looks like with home numbers.

90 gallons with 740 homes

98 gallons with 670 homes

105 gallons with 625 homes

118 gallons with 556 homes

135 gallons with 486 homes

All of this will requires additional wells.

Water certificate had to be stopped last year. – We sold more and were able to get the water certificate out of the bank.

With 23,980.500 g per day. This means 486 House is the cap. And no more homes can be built.

h) Supplement to the current Augmentation Plan

1. MEWA Attorney Ryan Farr
2. Geotechnical Chris Sanchez
3. Engineering Nicholas Marcotte

Metering (photo of meter)

- a) This is now a state requirement
- b) Information on this meter will be posted on the website
- c) Billing possibilities are:
 1. Read the meter on a quarterly basis
 2. Meters could be read remotely using a scanner from the outside of the home.
 3. MEWA has 3 years to get this done at a cost of \$300.00 per meter.

Major Concerns in the future

- a) The possibility of drought. The water Twin Lakes uses come form the Colorado River Watershed. There is a possibility there could be a “Call on the River”. If this occurs there could be decreased water available for home owners to use. MEWA’s water attorneys are looking at this now.
- b) MEWA has seen a drop in the “Depression Cone”. The water table has dropped and is permanently depressed at this time. When MEWA asks the residents to conserve water, we are asking you to help us “rest the wells”. This will allow the wells to recover and the levels back up to normal.
- c) MEWA is seeing a reduction in well gallons. (more details)

Construction for the summer and planning for the future

- a) Future project includes 300 ft water replacement on spruce (details)
- b) Getting pipe is not easy now and cost have increased. (details)
- c) Fire hydrate locations discussed. (locations)
- d) Line placed by property owners discussed and shown on map. (How Home Owners pay for this)
- e) Elbert extension is privately funded.
- f) Federal grant because HOA is now a special district. Dead Guy Report this report will cost \$1500.00

Fire Hydrants

- a) Fire Hydrant locations will be on the website
- b) A fire hydrate must have a line which can allow for 500 gallons per minute of water to be pumped in order to certify the hydrate.
- c) Future installations and planning for placement of fire hydrates will be plan with Lake County Fire and Rescue.

Yard Hydrate Policy

- a) Hydrates must be from the house and not on the line which delivers water to the house. Meters will be used.
- b) Hydrate Policy will be on the new website.
- c) Yard Hydrates for firefighting purposes does not provide necessary water flow.
- d) Your hydrates must be keep locked.
- e) Certificates with hydrates will cost \$300 check/\$310 online.
- f) Stand-alone hydrants being used will be charged as a water user \$690/\$710 per year.
- g) Homes with hydrates being used with be \$690 with check / \$ 710 online.

Construction Yard Hydrates with deposits

- a) Deposit dollars will be used for MEWA to remove hydrate. If hydrates is not removed then MEWA will remove at a charge of \$3,000.

Grant Writing

- a) Federal dollars vs USDA loans
- b) Note: MEWA is an enterprise within the Special District. Funds from a federal grant will be specific for water.
- c) Questions has been – New vs replacement

Business Plan

- a) The business plan was started 4 years ago as a map for the operation and expansion of MEWA.
- b) The business plan will be on the new website when updated.
- c) The business plan will be used for all loan applications, grant writing process, and other entities.

CDPHE Sanitary Survey

- a) This survey will take place sometime this summer

Water testing

Victory gardens.

Meters in house will be a flat fee. Everyone has gallons. If you over use you will be charged. Camper will be charge as a water user.

Facility upgrade report: Steve Kearn, MEWA head of operations and maintenance

Ross Well House Tank Rehabilitation

Steve discussed the Ross well house tank rehabilitation. The tank was drained, cleaned, coating damage repaired, disinfected, and major piping changes made. He describes in detail the water tank flow pattern and how it was plumbed incorrectly. As well as why it has been re-piped. Now that the piping has been modified sediment will not flow out and into the system.

The new SCADA system

Steve discussed the new SCADA system. The SCADA monitoring and control system will alarm on water board cell phones. It will also provide much more information about the wells and distribution system. The well houses, all 3 of them, have been updated to current electrical codes.

Email and website changes:

Nick discusses 30-40 parameters which needs to be monitored. Bob Ramsdall monitored the wells during the winter which helped to catch any issues before they became a big problem. Jeff will now have the MEWA phone.

MEWA's new website: www.mtelbertwater.org Consent Contact will be the way MEWA will get notices and important announcements out to the membership. Members will be able to unsubscribe if they do not wish to receive the notices. Nick discusses how to unsubscribe.

Financials

Jeff discusses the financial accounts (3) Financials sent out by email. Colorado rural water advises us not to place financials on the website due to possible hacking or ransom

How members can pay water:

- a) Why we have 2 separate budgets –
Operational Budget
Improvement/Construction Budget
- b) Go Over Budget
Budget will be sent out to members
- c) Cost of New SCADA Program
\$224,992
- d) Cost of water shares to sell more water certificates

Aging report: 62 owners have not paid out of 238. MEWA will take action. By the by laws MEWA can revoke a water certificate. MEWA waits 2 years and if they do not pay, they will lose the water certificate.

House after 3 years – we will take the water certificate and the county will take back the house because you cannot live in the house without water.

Check reordering:

- a) Check entered on the deposit sheet
- b) Check is then photo copied
- c) Check will be given to the book keeper to enter into the QuickBooks
- d) Electronic checks using the quick books website

Basic operational budget will be placed on website.

Pan-Ark Metro District report: Shelley Hall, Pan-Ark Metro District President
Nick discusses the benefit because we are now a Metro District – Bookwork done by the county. We can now get federal loans

Shelley discussed Pan ark – Transfer equipment titles, Mail, Accounts.

Grader Is ready – insurance transfer to SD.

MEWA and Special District collaboration.

Working on the road plan and what needs to be done for the roads and getting all this in writing.

Looking at equipment needs and replacement

Website: www.Ccgcolorado.com/panarkestates

Meeting are all zoom. And can be found on the website

Links to MEWA and Friends of Twins Lake as community resources.

Shelley discussed the websites features and she wants input to the website. What would help home owners.

Jeff discussed sink holes – Email Jeff with any issues.

Trash program: Mike O'Leary

Mike will take check, cash and vimeo. Mike is also asking for new people to get involved.

Board election: Nick Keelan

Roberto Van De Wyngard will help with checks –Former air force – He spoke about his qualifications. Galveston board member. Member was voted in by show of hands raised. Roberto confirmed by unanimous hand count.

- Susan Johnson (Mike O'Leary nomination) - Not nominated – Mike declined
- Nick – Voted 1 for in year term – Nick confirmed by unanimous hand count.
- Steve voted in for a 2 year term - Steve confirmed by unanimous hand count.

2023 meeting date: July 8, 2023

11:30 Adjournment – 11:31

11:30 break

noon picnic

1:00 tour of Ross wellhouse: Jeff Johnson -