

## MEWA Board Meeting Agenda

Saturday October 8, 2022

9am Ross Wellhouse, Zoom link

- Board members:
  - Nick Keelan, President
  - Steve Kearn, Head of operations and maintenance by Zoom
  - Brent Groenke, Assistant operations and maintenance
  - Lora Flinn, Secretary and website
  - Roberto VanDeWyngard, Treasurer by Zoom
  - Jeff Johnson, Consultant

Call to order 0905

Additions/changes to the agenda. None at this time

Approval of September 10 meeting minutes. Approved, Roberto seconds. Minutes approved.

**SCADA Project update:** Install almost done with firewalls and added security with passwords and ability to place soon on MEWA board members cell phones for monitoring.

**Water line update:** All completed waterline and other projects will be listed on the new website.

All projects are complete except the following:

1. Mt Elbert – 1600 feet with 3 curb stops – member contributions & MEWA close to the point that Moved 200 yards of dirt. You can drive a car down the first hill and there to the corner and they're getting ready to turn the corner and go north on courts. So, it'll be plowable and safe.
2. 1 curb stop at 312 Sequoia – member contribution
3. Replace fire hydrant at Quartz and Sequoia – MEWA cost
4. Find a curb stop on La Plata – member contribution
5. Replace a curb stop on La Plata – member contribution
6. Bury the fire hydrant on Gold and Lodgepole now that it is fixed – MEWA cost

### **Completed Projects:**

1. 700 feet new pipe on Cedar between Gold and Silver (Loop completed) – new line – member contribution
2. 200 feet new pipe on Lodgepole east of Silver – member contribution
3. Fire Hydrant – Gold and Lodgepole – 20 feet of pipe – MEWA cost

4. Fire Hydrant – Gold and Sequoia – 20 feet of pipe – MEWA cost
5. 500 feet Birch line upgrade to 6” Sequoia to Pavilion – MEWA cost
6. Fire Hydrant – at Pavilion – 20 feet of pipe – MEWA cost
7. 520 feet new pipe on Peak View – member contribution
8. Valve riser repairs – Juniper and Quartz, 2 – Peak View and San Isabel – MEWA cost
9. 10 – curb stops completed – member contribution
10. Culvert replacement during line work – Juniper and Silver – 12” – MEWA cost
11. Culvert replacement during line work – Birch and Pavilion – Special District funded \$3,000 – MEWA provided labor – increased size from 12” to 24”

☒ This building season MEWA will have installed approximately 3,560 feet of pipe.

☒ 15 total curb stops

☒ 3 new fire hydrants

☒ 1 fire hydrant replacement

☒ Multiple repairs –

- Last 26 Certificates update: We can sell to 26 without any trouble. However, MEWA will hold back about two or three certificates in case we have a situation that we really desperately need to sell two or three certificates.
- 1. Received payment and processing 18 Water Certificates.
- 2. 4 people are paying at closing.
- 3. Working on verifying the total number of members so I am beginning a waiting list next week when
- ☒ Meters will be ready to be passed out beginning October 17, 2022. Jeff must be contacted to make arrangements to pick up the meters.

What MEWA will supply to the homeowners or the builders will be the meters and the 2 spuds. The threads are an odd size for the purpose of preventing home owners from taking the meter out, straight piping it and replacing the meter. The homeowner will be paying for the install. MEWA is giving meters to the 200 existing homes.

The configuration will be copper on one end, a ball valve, the meter spud and the meter. Then it goes into the house side and you have the meter stud. Now Parkview Water requires a second ball valve. MEWA considers this the preferred method to prevent any flooding of the home. But, if the member does not put the second ball value in and they have to fix the meter, their house could possibly flood. They have a choice of that expense and then a coupling.

Residents will buy parts from MEWA and Parkville Water will install. This will be a good upgrade to keep homes from flooding.

MEWA would like to see all meters in by August 2023 as to begin tiered billing in 2024. Members and contractors need to Contact Jeff Johnson beginning October 17<sup>th</sup> to pick up the meters.

**Website:** Website work continues and will be launched soon.

**Gator:** John Deer Gator was purchased by MEWA for maintenance and for plowing out the well houses in winter. MEWA board members have been putting a number of miles on their personal ATV's and trucks. This ATV will be housed at the Ross Well House. That's a hydraulic operated lift bed, a plow and an excellent heater.

**Summer projects list creation:** After the fire in Double Hill, MEWA has had many conversations with the fire department, with the commissioners. They used over 55,000 gallons to put that fire out. MEWA tanks hold 80,000 gallons in our tanks. If the fire department had used our tanks, they would have drained them.

If MEWA would have supplied the water to put that fire out we would have been empty. It has been suggested by engineers that we increase our storage at the top of the mountain. MEWA has spoken with a state representative that is in charge of this area and she is in favor of this idea.

MEWA will have a meeting and attempt to secure some state funding. State fund are available for wildlife mitigation which is high on their list now. New Tanks would increase water storage at the Huntzinger Well/Storage Site from 50,000 gallons (2 – 25,000 tanks) to 4 or 6 tanks with a total storage capacity of 100,000 to 150,000 gallons of water.

**For next summer:** MEWA will be replacing line on LaPlante, Twin Peaks and Quartz between La Plata and No Name. Also completing the work on the augmentation plan and complete meters insulation.

**Fire hydrants to assist with filling tanker on a wild fire situation:** This is a high priority for MEWA for next summer. MEWA will be looking at strategic to place some additional fire hydrants, where they will be in high pressure locations, easy to get in and easy to get out. Locations being considered are Lodge pole and Quartz or Sequoia and Gold. These roads are in line to go right up into the forest area.

MEWA Board believes that firefighting should be kind of a high priority with the increased number of people that we have coming in who often do not follow to rules or care about our neighborhood community. MEWA is investigating the cost of new tanks to add to the system. The additional tanks can be easily added to the new SCADA system.

**Pre-billing information:** Quarterly billing and have a tiered structure of billing after the meters are installed. The MEWA board feels that whether somebody is here or not, if they're only here for a week, a year. They still have to contribute to the water system to make it work, because if we just had everybody contributing for the time that they were here, our system would fall apart. We need to have a base number just like Santa de Cristo Electric has for electric meters. You have your membership. Cost, your meter cost and a set cost every month and then you pay for your usage on top of it.

MEWA is going to adjust everything to take care of that. And if we're doing it on a quarterly basis so the cost is spread out over 4 payments not one payment a year. We have not had an increase in water since it was set in 2003. The cost for water has stayed the same for at least 19 years.

**Yard Hydrates:** If a member does not want to hook the hydrant up properly and they want to use it, the member will be charged a set hydrant fee and a water meter charge.

If they don't want to have a hydrant meter cost and they have a hydrant, then the member will need to allow MEWA to go into the yard and disable the hydrant so it no longer works. Yard hydrated do not have the water pressure needed to battle a forest fire.

MEWA will be placing a yard hydrate policy explanation on the new website.

**Hot Tubes:** If member wish to fill their hot tubes with a yard hydrate, then the member would need to purchase a second meter to fill the hot tubes with and that water usages would be monitored and billed. The cost of the meter for a hydrant would cost \$300.

**Pre-billing information:** MEWA is going through the Quick books list. MEWA will send out both a letter and an e-mail. This email will inform say "if you've received this e-mail and you haven't received a letter. Contact MEWA because we don't have your address or phone number. If you receive this letter and you did not receive an e-mail, **contact MEWA because you will not receive your bill properly.**

**Letter about being on future Boards and the future of MEWA:** MEWA will place this in the email blast and on the website. MEWA needs people participating on the board. MEWA would like to have an Advisory Board of four or five people that come to the meetings also. And advised the board so if we could get eight or ten people total working on this with a board functioning and listening to the people that come in with good ideas. MEWA feels this would benefit the community going forward.

MEWA would like to see night to night members coming in to meetings. They would be more understanding of the issues and help enforce the rules and regulations. Special District, is responsible for fire mitigation and for roads.

MEWA would like to see an association outside of the special district? Of homeowners that want to do the picnic, that want to self-regulate their streets, have a neighborhood watch, do things within the community, but not be bound by the rules of a special district. MEWA would like to suggest an association of owners to take care of cleaning out culverts in front of their houses, and other thing which home owners have no awareness of which MEWA does other than manage the water. Home owners can begin participating in and help.

One of the biggest concerns now is the timber cut on unit A and C. That needs to be thinned because if we have a fire this will take those areas. Take down the dead stand in there and clear out what could catch on fire.

Ken Belinski (970-379-1861) is an arborist who lives in the community. MEWA will be speaking with him about chipper the dead stand on Juniper.

**Other Issues:** Roberto will be working on the upcoming billing in January. Jeff will assist with numbers.

Extra charge for the meter to new permits. We're not charging homeowners for that meters but the meter is free and the connectors are that are required are free. The homeowner will be paying for the install. Only giving meters to the 200 existing homes

Next MEWA board meeting November 12, 2022, 9am

Adjourn: 1017

Respectfully,

Lora Flinn, Secretary Mt Elbert Water Association