

## MEWA Board Meeting Agenda

Saturday September 9th, 2022

9am Ross Wellhouse

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

Call to order: 0902

- Discussion concerning **Norman and fuel for the grader**. To ensure fuel is not tampered with his tank and fill the grader. Norman is responsible for filling the grader.
- **SCADA update information**. Tony has sent a bill to Jeff. SCADA is about 90% done at this point. Except for the Ross Well House Control which is 95% completed. Tony is now waiting on parts in order to allow monitoring to be placed on phones. More3 programming needed to complete the project.
- Tony is waiting on a piece of equipment which will allow the board to get in though a password to talk with the computer real time with firewall protection.
- Additional access is being requested so the board will be able to see communication which show graphs, trending lines, alarms, pumping values weekly, monthly and set points.
- All the pipe work and valves are done. All that is left are the controls in the Huntzinger well house for communication.
- Steve: **Sanitary Survey** findings: Outside contactor did like the condition of the tanks. He did find 4 issues. Steve is resolving all issues. Next inspection in 5 years.

### Summer/Spring Maintenance Projects:

- Jeff will write work orders which lists the work needed.

All this is kept on a spread sheet and placed in a work book which will read purchase orders and line work. This will be updated as work is done. With this MEWA has the original amount we

started the project with and the inventory of what was left after the work was done on each project. A thumb drive will be added as well.

- **Pay excavator for work completed.** Jeff review Chris Werderitch construction invoices to be paid.
- **New Policy related to payments:**
  1. Payment checks written by hand shall be signed by two individuals. Two members will incise the check.
  2. Payment checks using ACH or direct deposit to pay an invoice by Kirstin must be approved by 2 people by email.
  3. Material invoice to be paid from Winwater. Jeff discusses details 7:00mins in
  4. Labor/Materials invoice to be paid from electric power and process.
- **Update on line work.** – Jeff discusses the lines left to complete are Peakview, Mt Elbert, Misc. Curb stop, Repair Work near Huntzinger, Additional Fire Hydrates. Jeff discusses the footage saved and money saved due to pipe being already in place. Jeff discusses all the lines completed.
- Nick would like a list of work done for home owners to see. Jeff to complete that list.
- **Augmentation information.** Ridge #4 Number of remaining Certificates. I have a phone conference Thursday with 3 specific questions and a visit from Geoenineer and Lawyer on the 13th at 9 am. All members are welcome to come. Location will be Ross Well House.

At this point in time:

Pan Ark has 400 available homes, 8 shares used, we have 3 shares of the unused old shares.

As of today 349, members in approximately 200 homes. Currently usage is around 125 gal a day. We will need a new well. 2 sites possible.

Jeff discusses increasing underground storage 2 underground tanks of 2500 gallons each to give us on the top of the hill 100,000 gallons of storage. The reason was a recent house fire. At this home 55 thousand gallons used. MEWA needs to look at a large water storage for fires.

Timeline on the water shares going in. We are looking at 24-36 months before the total new augmentation plan is approved. Any other community could complain which will delay the plan due to the Colorado River shortage. A suggestion from the attorneys is that MEWA allow 25 more certificates and cut off at 375 certificates. No more after that until we get the new augmentation plan approved.

The state will not allow private wells to be drilled because we have a water system in place.

**Tuesday meeting at 9am on augmentation plan – Location: At Well House.**

Attorneys suggested that MEWA raise the price of a water certificate to \$20,000. **Nick moves to raise price at January 1. Lora seconds. Board agrees to raise price of a water certificate to \$20,000 January 1 2023 due to the Colorado river issues.** Limited to **375 total certificate** we have 349 certificates now.

- **Night to Night / air B&B's update:**

Jeff discusses night to night. On the weekends of the races Pan Ark used the same amount of water as we did the entire week previous. And it was all Air B&B homes. This is a real concern. County will be looking at surrounding counties and organize surrounding counties that have restrictions on air B&B's.

- Suggestion have been to base the number of nights to nights on the density of the community and %. (Can't have more than 5% of the density of the community members homes.)
- Should be a minimum distance between night to nights homes to reduce noise. Can not have a row of night-to-night homes.
- They have to pay taxes. (Visitors tax) Pan Ark has many nights to nights who do not pay the taxes.
- These are business and should pay business, we have septic concerns, Traffic concerns, owner occupied vs owner visitor business. People who live out of state who don't live in them and have them here to rent out only.
- A number of Air B&B they feel A distention should be made between those who live in the home and rent it out over the weekend and those who live out of state and have the home as a rental only.
- Management company should be formed to care for the out of state owners. This is also huge in Twin Lakes Village.
- Homes being bought without a septic system inspection being done.
- Open session will happen though this next year for people to come in a voice their concerns. Pan Ark is vulnerable.

Nick discusses how investors are buying the properties and a closing in Denver, this is why the septic inspection is missed because it does not go through the county.



### **Metering for Pan ark:**

Jeff Discusses the meters for all homes to use.

- Meter is remote reading meter. The city of Leadville uses the same meter.
- You can detect a toilet leaking with these meters.
- Each meter is \$200.00 each. Remotes detection of leaks can be done. The reading device is \$5000.00.
- Nick moves to by the meters and Roberto seconds. Meter discussions passes.
- Nick suggests a few homes and install to test the meters for the board members house and fulltime home owners and B&B's.
- The key is to start gathering data. How much water are we using. And into the future, using a tiered system of water monitoring to be fare. If you are a 5-bedroom house you pay more as opposed to a 2-bedroom house. This will be tied into the augmentation plan as well.
- The state requires MEWA to have some type of monitoring system.
- Due to home growth. MEWA went from a tier 3 to a tier 1 in one year.
- Nick and Roberts comments: Boards agrees – to purchase the 50 meters and install in homes. Each meter will be \$250.00. Install cost TBD.
- The board will install them first and test the meters. If they work well then MEWA will pay for the installation in the homes. MEWA would like to also include fulltime residence.

**Jeff discusses hydrate concerns with meters:** If you have an outside hydrate. You will have 1 year to plumb it correctly. Or you will pay a flat fee to have the hydrate in the yard. Or you can have MEWA seal (disable) the hydrate. Guidelines coming in the future.

- **Website update:** Discusses website look details.
- Put more details for front page. Jeff and board discuss website efficiently look. Tabs on the website to read.
- **Titles:** Home, Buying and selling, General Information, Our Water Tests (where the water comes from) – Governing docs, Album, Contacts.
- Home page will contain important numbers: 911, 811, digging – Sheriffs #

#### **Future MEWA Duties:**

- Jeff discusses roles and help moving forward:
- Members emails and accuracy of the email list and correct addresses to be reconciled.
- Billing and accounting – is the biggest area
- USDA contact
- Excavation over site issues and daily report. 811 calls – we have to respond immediately. (Septic work)
- Daily activity in the summer. Jeff will stay with augmentation and attorneys.
- Jeff wants as many board members involved. SCADA – Yearly updates, Mapping is something Jeff will keep this document up and the master map easily fixed. Once certificates and line work are completed the only income will be dues will be in the only income for line replacements and repairs.
- Membership records are on PDF's and how to fill them out on PDF's. And hard copies. Mailing instructions.
- Certificate issues and reissues are in PDF's.
- Curb Stops and new member hook ups.
  
- Jeff discusses the "How to do it" book. Curb stop and new member hook up's role discussed.
- Nick asks do we hire and where do we look?
- Jeff feels Lora can do some of this. Some will require other people to help.
- Nick asks how do we need to hire and train people.
- Treasure and billing must track the money and where it is going. That person must track all the billing. Electric, propane ect. spreadsheet. How much have we paid to operate MEWA.

Nick suggests detailed list of job discretion duties: Jeff will focus on this during his down time. Lora defines duties, Kirsten and her duties and list those. Jeff discusses each position needs specific duties detail.

MEWA may look at 2 paid positions. Executive Director position and line worker report to that director.

### **Metro District:**

- Fix entry signs with proper email!
- Signage on the front restricting semi-trucks from coming onto dead end streets with no turn around spots.
- New culvert and who needs to pay for the repair – 24-inch culvert is in. Norman's duties and management discussed. Chris is interested in taking on the roads and care of the roads in all seasons.
- Nick suggests a meeting: Nick Wagner (Metro Board) to come to meeting at the well house, to discuss issues in the Pan Ark and any reports needed.

### **Nick discusses bullet points memo to home owners:**

- Speed limit 15mph
- ATV
- Quiet hours weekends and after 5 pm on weekdays.
- Pick up dog stuff.
- Barking Dogs -mussel
- Night to night – Dogs and dog stuff left behind.
- Business in residential. Dog's rentals.
- Trash and junks in yards, dumping trash
- Excessive bright lighting,
- No discharge of fire arms
- No camping, open fires, no fireworks.
- Ticketing for speeding. (Ask Sherriff for options)
- Entry signs up dates.

### **Steve discusses the photo books of the tanks**

- 3 ring binders with photos of tanks. Jeff suggests a book shelf.

### **Roberto suggests:**

- Roberto volunteers to be liaison from MEWA to the district board meetings.
- Metro district – signs update – street signs – fix signs – wooden signs. At entrance on the south side. And street signs need to be fixed by metro district.
- Individual names to be fixed. Or removal of signs. Steve suggests if people want their names on the signs they can put their own sign up. Nick to check into old names of people who no longer live here.

Spring and summer maintenance: Ridge Rd 2. Tape. Photos taken of 5 pages.

- Other topics. Leftover food from annual meeting. – Boards get together to eat the rest of the food. Next weekend at the Saturday at 11:00

- Repair work session at pavilion for next year. Roofing or pavilion.
- Jeff – ATV with a blade. MEWA to plow out parking lots of well houses. Discusses type of ATV. Nick suggests getting a bid on an ATV. Brents and Steve will research the ATV.

Adjoined at 11:14