

MEWA Meeting Minutes

Mount Elbert Water Association Board Meeting 2025

Tuesday August 5th, 2025, 5:30 PM MST

Zoom or Ross Well House in Twin Lakes, CO 81251

ATTENDEES:

Brian Nevans, President, Zoom

Ken Warner, Vice President, Zoom

Terri Wallinger, Treasurer, Zoom

Brent Groenke, System Operations and Maintenance, Absent

Olivia Brandt, Secretary, Zoom

Joan Weber, Member, Zoom

START Zoom recording

Call to order: 5:36 PM

Additions/changes to the agenda:

General:

Brian

-
1. Approval of board meeting minutes from June, and Annual Board meeting July, APPROVED.
 2. Open floor for member input.
 3. Transfer of general manager responsibilities, come up with a list from Brian.

Annual Meeting Debrief:

Brian

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1. Review of 2025 annual meeting and community picnic.
 2. Key feedback received from members.
 - a. Exact meter reads are messy and costly of Boards time, so that is why we provided a range.
 3. Summary of community input and suggested strategies.
 4. Follow up + action items discussed in the meeting.

Financial Reports:

Terri

-
1. Review of current financials and budget
 - a. IS, BS, SOCF through July 2025, A/R aging (*through July 31st*).
 - b. A/R: 7,200 outstanding Q3 Billing updates and collections
 - c. A/P:
 - i. Need to move funds to cover a large TNT invoice: APPROVED.

- ii. Need approval on BBA and Monson (legal) invoices: APPROVED.
- d. Discussion of projected expenditures for Q4
 - i. The biggest project is Hemlock/Lodgepole (approx. \$40,000)
 - 1. Confirm timeline with owners.
 - ii. Small leaks (\$6,000 approx).
- 2. Water certificate "buyback" pilot program - *Next steps in next months meeting TBD*
 - a. *2 people were looking to sell and MEWA buy back, Brian to follow up.*
- 3. Commercial Property Insurance: getting quotes from IronRisk for increased coverage of 3 well houses to cover full replacement cost (roughly \$5,000)
 - a. Insurance - liability protection for construction. Next meeting to discuss insurance options and coverage. TBD (might need a separate policy for construction).
- 4. Inventory - needs to be accounted for and reported to Trevor for accounting.
 - a. TNT needs to report inventory to MEWA. - Ken to schedule and coordinate.

Operational Updates: Well Pumping & Meter Readings

Brent, Brian

- 1. SCADA technology, water quality updates
 - a. Jeremy did water quality tests, all acceptable.
- 2. July pumping volumes:
 - a. Working to locate the other leaks in the systems.
 - b. Comparison to last year
- 3. SCADA; Huntzinger tank level sensor improvement project (to be done in June and July).
- 4. Inspected & approved curb stop/on/off.
 - a. Develop a form for curb stops on/off. - TBD Olivia to coordinate.
 - b. Seasonal and scheduled.
 - c. Concerned about liability and hours needed to turn off/on curb stops.
- 5. 2024 CCR (consumer confidence report)
 - a. Update the certificate of delivery.

Line Extensions and Replacements:

Brent, Brian, Ken

- 1. Schedule of work for 2025
 - a. Next work item by TNT: gate valve repairs starting at San Isabel, then Gold, then Silver, then outside Huntzinger.
 - i. Silver is IN PROGRESS
 - ii. Gold and San Isabel are DONE.
 - b. After that 400LF Hemlock loop closure/curb stop between Gold and Silver at request of new property owner.
 - c. Sequoia line leak repairs TBD end of summer east of Ridge Rd (Cardiac Hill).
 - i. 85 gallons per day approx. a leak (isn't worth time/cost to find a leak there at this point in time).
- 2. List of Repairs/Extensions/Improvements:

- a. Frozen Mt Elbert line 3rd year - line replacement/valves at Ross well house where it connects with Mt.Elbert. It might be too shallow and not insulated, add fill material.. Mt Elbert may have lost some road cover over time and that may have contributed to it freezing. IN PROGRESS
 - i. We could add dirt potentially, but ultimately it might be better to dig this line up. Interested if this problem goes away since we closed the loop on Mt. Massive. This work would be costly - work is TBD.
 - b. 250' Spruce line replacement – MEWA funded - TBD
 - c. Back-up power disconnects for Ross and Huntzinger well houses (Blackbird), dual fuel generators from SWP grant.
3. 2025 Curb Stop Installations:
- a. Repair Test Hydrant at west end of Mt Elbert - getting replaced tomorrow.
 - b. 179 Parry Peak curb stop/water tap (this week)
 - c. Lodgepole would add a curb stop work here if MEWA proceeds with work.
4. Meters
- a. La Plata - meter needed for owner. MEWA to coordinate distribution.

MEWA Equipment and Property:

Brent, Brian

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- 1. Winwater orders received, just waiting on cast iron valve riser sections and extension rods
 - a. Delivery schedule is pending - Steve Kern is coordinating.
 - 2. Metron order for 30 more residential water meters received..
 - 3. Lowe's order for foam board insulation and 4" PVC supplies received. Order is delayed, shipment pending.
 - 4. Proposed cost-sharing for materials (hoses) on account of the Mt Elbert line freeze to temporarily provide water from the Ross well house.
 - a. Third winter that this line has froze - homeowner proposed some cost sharing for implications. Check cut for \$150. - DONE
 - 5. ORC contract with LWS in progress. - IN PROGRESS
 - 6. 5-year tank cleanings, inspections, repairs end of July. - DONE results to be shared at next meeting.
 - 7. Inventory scheduled before winter - Ken Warner

Staffing and Governance:

Brian

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- 1. General Manager Position update
 - a. Job description review (see newsletter)
 - b. Recruitment strategy
 - i. Newsletter
 - ii. Parkville water might have a contact?
 - iii. Paper?
 - iv. Website Posting

Future Projects and Grant/Funding Opportunities

Brian, Ken

1. Review of potential USDA loans and other funding sources - pending SCADA updates (whether we want to do a full build out).
2. Timeline for application and next steps
3. Prioritization for system upgrades and capital projects.
 - a. Set up meetings in fall with MEWA Board members to list projects to target. (Brian, Terri, Olivia)
 - b. Line upgrade projections - keep metro district up-to-date on improvements. (Ken and Brian)
4. Augmentation Plan amendment update: received FIFTH round of comments from Aurora June 4th. Status conference with water court judge scheduled for June 23rd. - NO UPDATE
5. Other Augmentation Plan opportunities to file statements of opposition by end of June:
 - Titan Au 2025CW3012
 - Erickson 2025CW3014
 - Ross II 2025CW3019

Water Conservation and Community Engagement

Brian, Ken

1. Strategies for engaging homeowners and part time residents - Shelved for next meeting.
2. Update community outreach or conservation education efforts. - Shelved for the next meeting.

Schedule and Community Updates

Olivia, Terri

1. Next Constant Contact Content-
 - a. Billing Reminder: Payments for Q3 Membership Fees & Q2 (Apr-May-June) usage invoices are due by August 8, 2025. Include reminders about updated policies on non-payment. Q4 billing October 1st.; refer to policy curb stop after 2 months. (Billing reminder)
 - b. Water Usage & Leaks - pumping volumes - don't include. (Jermei keeps this).
 - c. Next Meeting -Tuesday September 9th. 5:30pm
 - d. CUP 24-03 Planning Commission Hearing rescheduled for August 11th
 - e. General Manager Position
 - i. Application process
 - f. Fire - possible reach out
 - g. Inquiries on waterbill reach out to mewabilling@gmail.com.
2. Website updates
3.
 - a. Add Meeting Minutes approved from today's meeting.
 - b. Add Newsletters

- c. Vote on change of Website Administrative Duties
4. CUP 24-03 Planning Commission Hearing rescheduled for August 11th.

Adjourn 7:10 PM Tuesday August 8th
STOP Zoom recording

Respectively,
Olivia Brandt, Secretary