

MT ELBERT WATER ASSOCIATION
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April 8, 2023

Subject: WATER CERTIFICATE CLARIFICATION

Currently, the Mount Elbert Water Association has a limited number of the **original** 400 Water Certificates available from the current Augmentation Plan. The MEWA Board is holding back Water Certificates to be sold **ONLY** to property owners who do not have a Water Certificate who is actively in the process of obtaining a Building Permit to build beginning in the summers of 2023 and possibly 2024. Note, you must present evidence for the construction process with verification from the Lake County Building Department to the Board to obtain one of these Certificates.

In December 2022, the MEWA Board voted unanimously to roll back the previous motion to increase the cost of the Water Certificates beginning January 1, 2023, to \$20,000 to the previous fee of \$17,500. The \$17,500 Certificate Fee will remain until the Colorado Water Court Application process has been completed. MEWA attorneys advise to the Board was simple. Do not exceed the sale of more than 375 Water Certificates going into Water Court for numerous reasons.

The New Augmentation Plan being reviewed by the State of Colorado Water Court, MEWA has asked for 200 additional Water Certificates for a total of 600 Water Certificates for the Pan Ark Subdivision. Included in the New Augmentation Plan is very limited outside watering for small gardens only with ABSOUTLY NO grass lawns being permitted. Owners who violate the lawn portion of the New Augmentation Plan will risk the loss of their Water Certificate and physically being disconnected from the MEWA system. Note, the State Division of Water Resources will not issue any private Well Permits within the boundaries of the Pan Ark Subdivision.

Timeline for Colorado Water Court is between 6 to 42 months. The time difference is based on the number of objection to our proposed New Augmentation Plan by other Twin Lakes Reservoir and Canal Members and water users.

Background and By-the-Numbers:

At the advice of State and Private professionals, it was determined to limit the number of Water Certificate available to the Pan Ark Subdivision due to the number of leech/septic fields and the high potential for soil contamination and the high density based on lot sizes.

- The original number of properties in the Pan Ark was 1156.
- Currently there are about 207 MEWA Homes on 711 lots through “consolidation”.
- There are 10 Homes on Wells (prior to State elimination of private wells) on 24 lots through “consolidation”.
- Currently there are about 12 MEWA Homes on 15 lots through “consolidation”.
- Currently there are about 136 MEWA Water Certificates on 187 lots through “consolidation”.

- There are about 439 total lots remaining with “consolidation” the number is 365 lots.
- Following Water Court based on today's numbers there will be 245 Water Certificates, 365 undeveloped lots, is a difference of 120 lots not covered with the New Augmentation Plan.

----- This will require consolidation of lots. Currently, there are multiple homes and unbuilt properties on 2, 3, or more lots up to 7. The major concern is in Unit C as to the 1/3-acre lot size versus the 1/2 acre lot size in Units A and B. In addition, in designing leech/septic field it is recommended to design a primary and secondary location as there have been leech/septic field failures in the subdivision.

The Board voted on April 8, 2023 to instate the Policy to ONLY sell Water Certificates in the future to property owner who are actively building. Water Certificates will be sold only in conjunction with a Lake County Building Permits.