

Mount Elbert Water Association Annual Meeting 2025

Saturday, July 19, 2025, 10:07am-11:46am

LLCFR Fire Station II, 141 CR 10, Twin Lakes, CO 81251

BOARD ATTENDEES:

Brian Nevans, President, Fire Station

Paul Terranova, (Retire) General Manager, Fire Station

Olivia Brandt, Secretary, Zoom

Chris Brandewie, (Retire) Vice President, Absent

Laurie Dusenberry, Treasurer, Fire Station

Brent Groenke, System Operations and Maintenance, Fire Station

Ken Warner (New Elected) Vice President, Fire Station

Terri Wallinger, (New Elected) Treasurer, Fire Station

1. Welcome and Introduction

Brian + Paul

- a. Meeting was called to order at 10:07 AM.
- b. Attendees were asked to silence phones, submit questions via index cards, and settle any outstanding bills at the end.
- c. MEWA leadership reviewed the association's purpose as a 501(c)(12) nonprofit serving the Pan Ark community.
- d. Noted upcoming elections for Vice President and Treasurer roles.

2. Water System Operations and Leak Response

Brian + Paul

- a. A major system leak in March caused \$23,000 in lost water costs; the board has implemented improvements to reduce vulnerability.
- b. Ongoing efforts to locate additional small leaks using flow data and physical checks.

3. Augmentation Plan and Water Rights

Brian + Paul

- a. Two-year water augmentation plan amendment is nearing stipulation.
- b. The amendment provides 90 gallons per day per household, covering 400 certificates.
- c. It includes allowances for limited irrigation and introduces a future metering requirement.
- d. MEWA now has 393 of 400 water certificates issued.

4. Infrastructure and System Improvements

Brent, Brian + Paul

- a. Installed new isolation valves to help reduce loss during future leaks.

- b. Acoustic tank sensors now provide remote tank-level monitoring.
- c. SCADA and control system upgrades are in progress.
- d. Hydrant testing completed at 17 locations.
- e. Additional curb stops installed.
- f. Planned infrastructure work includes:
 - i. 400' Hemlock loop closure
 - ii. 350' Lodgepole extension (partially funded by property owners)
- g. Tank cleaning by Western Water Solutions will begin after the community picnic.
- h. Long-term projects include:
 - i. Surge protection
 - ii. Public alert system
 - iii. Long-term data acquisition strategy

5. Operations and Financial Overview

Brian + Paul

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- a. Residents encouraged to manage their own curb stops; 8–9 have been upgraded with support.
 - b. 2025 finances show \$172,000 in revenue and \$154,000 in expenses, leaving an \$18,000 surplus.
 - c. Insurance coverage was increased to \$1.1M to reflect infrastructure value.
 - d. A small rate increase may be proposed in 2026 to address inflation and capital projects.

6. Policy, Maintenance, and Governance

Brian + Paul

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- a. A new policy for water certificate revocation was introduced for non-payment.
 - b. The board discussed strategies for resiliency, including future backup power needs.
 - c. Colorado Rural Water Association (CRWA) is assisting with a Source Water Protection Plan and a \$5,000 grant is pending.
 - d. Pan Ark Metro District reported a new road contractor and formation of a road committee.

7. Water Conservation and Public Engagement

Brian + Paul

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- a. The November community picnic was announced.
 - b. \$10 reflective address signs are available for improved emergency response.
 - c. MEWA is preparing for possible future expansion from 400 to 600 certificates.
 - d. Board is reviewing funding options for future system upgrades:
 - i. USDA loans
 - ii. Private capital investment
 - e. Special thanks were given to Terrell and Taylor Sandoval for excavation and site support.
 - f. Residents were reminded to clean out rain barrels to reduce wildfire hazards.

- g. All water is drawn from natural groundwater wells.

8. Retrofit and Usage Planning

Brian + Paul

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- a. Residents invited to suggest water-saving retrofit solutions for future programs.
 - b. MEWA manages approximately \$4M in total assets and liabilities.
 - c. Future discussions will explore long-term options for relocating the system office.
 - d. Tiered usage structure was explained:
 - i. Users exceeding 8,000 gallons/quarter incur surcharges.
 - e. Smart meters remain a long-term goal, but costs are currently prohibitive.
 - f. The community holds eight shares of water rights; 6.6 remain unassigned.
 - g. The board is working on tools to help residents understand and reduce usage, including adding metrics to invoices.

9. Board Elections and Bylaws

Brian + Paul

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- a. Ken Warner was nominated and elected Vice President.
 - b. Terry Wallinger was nominated and elected Treasurer.
 - c. Members approved a bylaw amendment to reduce the delinquency threshold for water certificate revocation to 2 months.
 - d. 2026 Annual Meeting scheduled for Saturday, July 18th.

10. Next Steps:

Brian + Paul

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- a. Trevor will investigate showing usage data on resident invoices.
 - b. Will is researching tools for residents to track personal water usage.
 - c. Board will consider using certified mail for water termination notices.
 - d. Olivia will send a reminder about the August 8th free chipping day.
 - e. Firewood from the Mt. Massive project will be made available; board will notify the community.
 - f. Brian will follow up with a volunteer interested in serving on the board.
 - g. Board will develop a process for grant applications.
 - h. Ongoing: Leak detection, augmentation plan implementation, application process for 60 lots eligible for nominal irrigation.
 - i. Board will continue to explore water conservation strategies and address water usage impacts from short-term rentals.

Adjourn at 11:46AM.