

RECORD OF PROCEEDINGS

A meeting of the Woodmoor Water and Sanitation District No. 1 (WWSD) Board of Directors was held on July 14, 2011 at the Woodmoor Water and Sanitation District No. 1 office.

PRESENT:

Director Town
Director Taylor
Director Wyss
Director Courrau

Manager: Jessie J. Shaffer
Ass't. Manager: Randy Gillette
Attorney: Erin Smith
Consulting Engineer: Steve Tamburini, Mike Rothberg

Secretary: Marsha Howland

Visitors: Walraven Ketellapper – Stillwater Resources
Candice Hitt – Our Community News
Ronnie Sperling – Buchanan & Sperling P.C.
Daniel Niemela – Buchanan & Sperling P.C.
Michael Sayler – Buchanan & Sperling P.C.

I. Call to Order:

President Town called the meeting to order at 1:05 p.m.

II. Reading of the Minutes:

Copies of the June 9, 2011 and June 23, 2011 meeting minutes of the Woodmoor Water and Sanitation District were provided to each director. It was moved, duly seconded and unanimously passed that the minutes be approved.

III. Financial Report:

Wyss stated that he had reviewed the Financial Report and had no comments. Director Taylor asked why the total assets on the balance sheet did not equal the total on page 8 of the financial reports. Howland stated she would look into it and report back to Director Taylor.

IV. **Public Discussion:**

1. There was no one who wished to appear before the Board.

V. **Joint Use Committee (JUC) Report:**

1. The JUC meeting was held on July 12, 2011. Director Taylor attended. Director Taylor presented a report, a copy of which is attached hereto, to summarize the meeting. Relating to item 2 on the summary report, Shaffer asked the Board for direction concerning the construction of the new storage shed. Shaffer reported that the City of Monument is not able to pay their share of this project. Gillette stated that Palmer Lake would loan the City of Monument their share. After a lengthy discussion, the Board decided to join with Palmer Lake and loan the City of Monument ½ of their share to build the storage shed. This decision is contingent on the City of Monument agreeing to the terms of the loan.

Motion:

It was moved by Director Wyss, duly seconded by Director Taylor and unanimously passed to offer The City of Monument a loan agreement for ½ of their share of the construction cost for the storage shed.

VI. **Manager's Report:**

Shaffer reviewed the Manager's Report dated July 14, 2011, a copy of which is attached hereto.

1. **Pikes Peak Regional Water Authority (PPRWA):** Shaffer stated the next meeting for the PPRWA will be in September, 2011.
 - A. **Flaming Gorge Task Force Assessment:** Shaffer reported that there are some timing issues concerning when the Flaming Gorge Task Force should start moving forward. The Task Force held their first meeting in Steamboat Springs, CO. They are looking for funding and discussing the timing issues. Shaffer stated that he does not know what the PPRWA is planning to do at this point, and will inform the Board as he receives more information.
2. **Operations – Gillette:** Gillette reported that the water pumped vs. water billed is at 98% for the month of June, 2011. Gillette stated that WWSD has had some meter reading problems, and this percentage may be a little high. Lake Woodmoor is at 7095.60 feet. Gillette reported that he attended the social media meeting. He does not feel WWSD would benefit from social media at this time.
3. **Source Water Protection Plan:** Gillette reported that he will present the source water protection plan to the Board for consideration at the August, 2011 Board Meeting.

4. **Construction:** Gillette reported that Well 17 has been pulled. It is undergoing acid cleaning at this time.

5. **Other Topics:** None

6. **Special Reports and Subjects:**

1. **Engineer's Report:** Nothing to report.
2. **Attorney's Report:** Nothing to report.

VIII. **Old Business:**

2010 Budget Amendment Resolution: Smith reviewed Resolution 11-06, a copy of which is attached hereto. Smith requested a Motion to approve the 2010 Budget Amendment Resolution.

Motion:

It was moved by Director Taylor, duly seconded by Director Courrau and unanimously passed to approve Resolution 11-06.

New Business:

1. **Mid Year Budget Update Discussion:** Shaffer stated that he needs the July, 2011 financial reports in order to represent the correct cash flow numbers. Shaffer will present the mid year budget update to the Board at the August meeting.

Executive Session:

It was moved, duly seconded, and unanimously approved that the Board move into Executive Session pursuant to Section 24-6-402(4)(a), C.R.S., for "discussions related to the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest"; and pursuant to Section 24-6-402(4)(e), C.R.S., "determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations, and instructing negotiators" all related to property including but not limited to water and storage rights; and pursuant to 24-6-402 (4)(b), C.R.S., for a conference with the District's attorneys for the purpose of receiving legal advise on specific legal questions regarding contracts to purchase property ; and pursuant to Section 24-6-402 (4)(f), C.R.S., for a matter pertaining to personnel. The Executive Session commenced at 1:44 p.m. The Board returned to Regular Session at 3:52 p.m.

Note: Consultants Steve Tamburini, Mike Rothberg, and Walraven Ketellapper left the Executive Session at 2:40 p.m. Consultants Daniel Niemela, and Michael Sayler left the Executive Session at 3:08 p.m. Director Taylor was excused from the Executive Session at 3:50 p.m.

Motion:

It was moved by Director Wyss, duly seconded by Director Courrau and unanimously passed to: (1) Approve payment of the First Diligence Extension Payment of \$30,000 to JV Ranches, LLC and JV Ranches II, LLC to extend the diligence period under the Contract to Buy and Sell Real Estate with JV Ranches, LLC and JV Ranches II, LLC; and (2) authorize the District Manger to execute documents as needed under such Contract; and (3) approve payment of \$1,500 to Stillwater Resources for amounts owed under broker contracts as a result of approving First Diligence Extension Payment.

XI. Adjournment:

There being no other business to come before the Board, it was moved and duly seconded that the meeting be adjourned. The motion passed unanimously and the meeting adjourned at 3:55 p.m.

Respectfully Submitted,



James Taylor, Secretary