

MEETING MINUTES FOR THE BOARD OF DIRECTORS OF LA PLATA WEST WATER AUTHORITY

The Board of Directors of the La Plata West Water Authority held a regular board meeting on Wednesday May 11, 2022, at 6:30 p.m. in person at the Hesperus Fire Station, located at 22868 Highway 140, Hesperus, CO 81326, or via FreeConferenceCall.com. In attendance were: Mardi Gebhardt, Barb McCall (tele), Archie House Jr.(tele), Kevin Mallow (tele, left at 7:30), Paul Gray, Dave Marsa (SW, left at 8:19), Deb Flick, Frank Smith, Doug Mize (tele at 6:40), Aaron Preator (6:50).

- 1) Call to Order by Mardi at 6:37pm; quorum not met. Quorum met at 6:40.
- 2) Roll Call: See attendance above.
- 3) Approve Agenda: A **MOTION** was made by Frank to accept agenda with new items 4c and 6a; second Deb; motion approved.
- 4) Site Update
 - a) Office site up-date progress: A&Z Electric met with State electrical inspector, John, requiring minimal item requests ie guard covers, coupler on large wire for heating and cooling. Items were rectified onsite and larger items like covering up the walls, etc., will be done soon. Need occupancy permit prior to switch on.
 - b) Next steps to complete: Need a new toilet, new lights, plumbing, power cord to fan, sinks and vanities, hot water heater (instant) and needs plug in wall under vanity. Also need new flooring pending sample results from lab for asbestos in the existing floor tiles, insulation replacement, bead board for bathroom, toe kicks for vanity bases, utilities for office and water dock. Barb compiled info on utility suppliers earlier this year and will update.
 - c) BOR MOA: BOR staff ready to sign as it expires on October 23, 2022. Board to read thoroughly and comment, and Mardi will add photos and add a paragraph detailing work done, and she will finalize for next meeting.
- 5) Operator's Update
 - a) Operator's Report: Dave stated that two new taps were installed, still needing to do meter pits. Pipe and other parts orders out 24-36 weeks out. Five to seven on order to get stocked up. No new taps can be installed at this time due to missing parts. Repair parts also need to be stocked up ie mechanical joint fittings. State tank inspection due in 2023, so Dave is researching a robot to put into tank on a cable and video record. Great Plains needs to be contacted also. Mardi suggested having the robot inspect the intake structure portals also as O&M for the raw water side. Dave taking care of air vacs maintenance besides the pump screws.
 - b) Phase 0 O&M: Establish a committee and a plan. Kevin stated the committee is needed to finalize the plan. Committee consists of one member from LPWWA and each tribal entity and an alternate to finalize the three-party operating agreement. Previous holdup was due to costs with LDWA. Frank and Dave volunteered to represent LPWWA. Kevin will talk with his director to find out about SUIT. Archie said that Mike Preston heads up the water negotiations for UMUT.
- 6) Phase 2 Update
 - a) CDPHE prequalification for the Project Needs Assessment (PNA) and the engineering (stamp) using SMA: This is an attempt to fill the gap in funding due to USDA \$3 million short. May need a categorical exclusion for ER. This is required for CDPHE to get the ball rolling to be considered for funding. Mardi can get it ready to go to SMA by the 15th, and she will ask Colin for cost estimate. May be able to buy water rights with the grant funding if procured.
 - b) Letter to Phase 2 community including new map (alternative 3A) still in progress. Deb suggested setting a date for an open house to celebrate office and have Phase 2 updates.
 - c) Fill Station and LPC conversation: Marsha Porter Norton (LPC) contacted Mardi about meeting regarding funding for the fill station. Some feedback from a LDWA board member who was against the idea is also to attend meeting. Mardi provided information to this person to clarify the facts. LPC is willing to support \$100,000 to a joint venture, and she would like a letter of support from LDWA; thus, the presentation to the LDWA board is scheduled for their meeting on May 19th. Mardi has prepared a list of talking points and will send out for board review.
 - d) ER estimate for CDPHE funding application: see 6a
 - e) Water Fill Station matrix: Paul prepared.
 - f) Draft documents for fill customers: Mardi developed forms for our customers based on COD format as well as regulations attached.
 - g) LDWA visit and presentation: see 6c
- 7) Comments and Communications
 - a) Board Members: Paul was contacted by Joyce down by the river to the west. She was inquiring about water schedule. Mardi was contacted by Gabe Watkins' son about availability near the Williford Resources property by Marvel. Capacity will need to be determined.
 - b) Guests: None
- 8) Minutes Approval
 - a) Approval of meeting minutes of April 13, 2022: A **MOTION** was made by Frank to accept the minutes as presented: second by Aaron and Paul; motion approved.

- 9) Financial reports
- a) P&L Report & Accounts Receivable: Deb stated all is well, customers are paying, and she included a P & L comparison to this time last year. Paid more out due to hiring operator last year. Audit went well.
 - b) Consent Agenda: Mardi presented the invoices as listed below for approval. A **MOTION** was made to accept the consent agenda as presented by Frank: second by Paul; motion approved.
 - c) Bills not in consent agenda: None
 - d) Transfer capacity sale balance & earned interest added reserve: Mardi stated that she showed the auditor the mix-up on accounts, so auditor had a general journal entry to balance out.
 - e) Purchase of ALP water for next year: under contract for 50 acre-feet for about \$174,000 (similar to first purchase).
- 10) Tabled Business (new and old)
- a) R&Rs recommendation from committee: Barb will keep working on Table of Contents, and had conversion issues with Open Office on the lap top supplied by Paul. Barb asked if board would consider adding an Office package subscription to the new lap top. Deb to check at Office Depot for pricing and downloading.
 - b) Start a 'fluid' Item list for Amy/Board, to help keep tract of needed legal/unfinished board work moving forward.
 - c) Surety report: Mardi stated that Amy has all documents as needed for our purposes now. Pursue surety bond?
 - d) Attorney comments for open issue* (4) (b): Amy not present.
- 11) Executive Session for the purposes of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators pursuant to C.R.S. as above. Not used.
- 12) Next meeting dates: Board meeting June 15, 2022, and July 13, 2022. Adjourned at 9:04pm.

Respectfully submitted by:

Barb McCall
LPWWA Board Secretary

Business Operations	No.	Amount
FCC		\$3.00
Google Play		\$1.99
ViaSat		
Verizon		\$26.84
USDA P&I		\$9,337.00
Reserve		\$1,085.00
LPEA Intake	All LDWA 03/28/2022 04/28/2022	\$3,015.00
LPEA Booster	All LDWA 03/28/2022 04/28/2022	\$1,621.00
LPEA Tank Vault		\$57.07
LPEA Office		\$27.60
CW&LL		\$315.00
Grand Junction Pipe Furguson		\$701.27
Grand Junction Pipe Furguson		\$135.49
Green Ana		\$0.00
Summit Ridge	Spring Hollow & Elworthy	\$6,000.00
ASAP		\$1,216.63
Honest Design Co. aka Creative Edge		
UNCC		\$24.70
SW Waste Water		\$3,547.50
USPS	receipt mailing WUAs	\$6.80
LDWA Water	Mar - Apr	\$6,928.02
Office Depot		\$0.00
SMA		\$500.00

Lowe's		\$0.00
Metron		\$0.00
		\$34,549.91