

Alpensee Water District (AWD)
Special Board Meeting Minutes
July 20, 2012

The following are the minutes from the Alpensee Water District (AWD) Board of Directors Special Meeting, held Friday, July 20, 2012, at 4:00 p.m. at 95 Silver Dollar Drive, Breckenridge, Colorado, 80424.
Action items are in blue.

Attendees: Directors

Dick Savidge: President
Don Skotty: Treasurer
Candace Winkle: Secretary

Attendees: Attorney

Larry Berkowitz, attorney for Grimshaw & Harring, P.C. (via telephone)

Attendees: Interested parties

Nancy Savidge
Mark Miller
Brenda Poulter

Absent and excused:

Greg Poulter: Director

1. Call to order.

Director Savidge called the meeting to order. On motion duly made, seconded, and unanimously approved, the Board went into Executive Session to confer with an attorney for purposes of receiving legal advice on specific legal questions per section 24-6-402(4)(b), C.R.S. At this time, all "Interested Parties" left the building. The attorney remained on the call.

When the executive session ended, Attorney Larry Berkowitz noted that there wasn't anything discussed in the session that was not client attorney privilege and stated that he will provide a certificate stating this.

Larry Berkowitz will provide a certificate verifying his statement regarding the executive session.

2. Disclosure of potential conflicts of interest.

The Directors stated that their conflicts of interest were the same as in the last meeting.

3. Approval of minutes.

Minutes from June 14, 2012 meeting: Upon motion duly made, seconded, and unanimously approved, the Board approved the minutes of the special meeting held June 14, 2012.

Alpensee Water District (AWD)
Special Board Meeting Minutes
July 20, 2012

Minutes from June 27, 2012 meeting: Upon motion duly made, seconded, and unanimously approved, the Board approved the minutes of the special meeting held June 27, 2012.

4. Treasurer's report

Director Skotty reported that there is \$47,843 in the Bank of the West account, and more than \$28,000 in the US Bank account. He has written checks to AAA operations. So far AAA Operations has stayed within the agreed budget, except for \$50 extra due to some bacteriological testing.

On July 1, 2012, Bruce McCreary of AAA Operations found all the electric heaters in the pump house to be turned up to the maximum and as a result the utility bill this month was \$1200. The heaters were left this way by the prior operator, Lori Cutunilli.

Failure of previous district manager to provide accounting records has created a serious nuisance, and has delayed the sending of 3rd quarter water bills.

5. District Manager's Report

The Board agreed that we are a Board-managed district. Upon motion duly made, seconded, and unanimously approved, it was determined that the Board President is responsible for signing the building permits on behalf of the AWD.

A new lockbox has been placed on site. The new operator has indicated that many repairs are needed such as electrical, ventilation, etc. The desk and chair have been moved in. Lori, the prior operator, had said she would maintain the chlorine level at 1.0 mg/liter and it was significantly less than that. The new operator is adjusting the chlorine levels accordingly.

Director Skotty will send Director Winkle the code for pump house and return the lockbox that she was willing to donate.

6. Unfinished Business

- a. Obtain contract from Grimshaw & Harring – Don Skotty – complete. There was also some discussion about finding a local attorney.
- b. Lien releases for improper liens filed by prior AWD Manager. There are 5 liens, sent to homeowners and approved by all but the Kartz's. Don read the releases, which were prepared by Grimshaw & Harring. Upon motion duly made, seconded, and unanimously approved, the Board approved all lien releases that are also approved by the property owners, and agreed that the AWD President will sign and get the releases notarized on behalf of AWD.
- c. Return of AWD property. Upon motion duly made, seconded, and unanimously approved, the Board will refer to the Summit County Sheriff the 3 concerns regarding Lori Cutunilli. Director Skotty will follow up on this and let the other Directors know if he needs any assistance.
- d. Tap fee overage payment - Scott Thomas and Mark Miller. The Millers tap fees were paid by the builder. Original documentation was provided to the Millers and it is their choice to follow up with Farmers Korner, Inc.

Alpensee Water District (AWD)
Special Board Meeting Minutes
July 20, 2012

- e. Charise's eligibility for and interest in Water Board. Charise bought her property as a business and needs to own property personally in order to be eligible to serve on the AWD. This item is closed for now.
- f. Pannomarew water pressure. It is believed to be an internal issue, since the pressure on the first floor is fine, but the pressure on the 2nd floor is weak. Director Skotty will follow up with the Pannomarews on this.
- g. Backup power plan. The mechanical schematics were never received from the prior operator. Directory Skotty has information on who built the pump house and will provide this to Director Winkle, who will follow up with the builder and/or building department to try to get copies. The new operator said there is grant money available, normally requested at the beginning of each year.

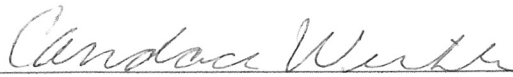
Director Skotty will provide the pump house builder name to Director Winkle. Director Winkle will attempt to find the schematics for the pump house.

- h. Hole near pump house follow-up (Charise to ask Lori why it wasn't filled in). The operator said it looks like there is a concrete bunker to catch water overflow from pump house. The operator doesn't want to cover the hole until he understands its purpose.
- i. Quote from new AWD operator to fix shutoff valves on Alpensee Ct. This is in progress.

7. New Business

- a. Concerns about having a recent wide spectrum water quality test. Director Skotty sent the monitoring schedule for the year and distributed some test results at the meeting. For now, the AWD will only do required tests to stay in compliance. Brenda will follow up with Warren. Director Winkle will scan in to put on website.
 - b. Web site for AWD. Not in budget this year, maybe next year.
8. Continuation / Adjournment. Upon motion duly made, seconded, and unanimously approved, the meeting was adjourned..

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the Alpensee Water District.


Secretary of the District