

Alpensee Water District  
Special Board Meeting Minutes  
March 3, 2013

The following are the minutes from the Alpensee Water District (AWD) Board of Directors Special Meeting on March 3, 2013 at 6:30 p.m. at 95 Silver Dollar Drive, Breckenridge, Colorado. [Action items are in blue.](#)

Attendees

**Directors**

Dick Savidge  
Don Skotty  
Greg Poulter  
Candace Winkle

**Persons of Interest owning property in the AWD**

Tom Sahlin	Roberta Sahlin
Gene Tomlinson	Mary Probst
Gary Probst	Mark Miller
John Conti	Charise Buckley
Mike Buckley	

**Persons of Interest considering purchasing property in the AWD**

Larry Feldman

AGENDA

1. Call to order  
Director Savidge called the meeting to order at 6:30 p.m. on March 3, 2013.
2. Disclosure of potential conflicts of interest  
Director Skotty is on the AWD Board and is a customer in the District  
Director Savidge is the president of the AWD Board and is a customer in the District  
Director Poulter is on the AWD Board and is a customer in the District, and his house is for sale  
Director Winkle is on the AWD Board and is a customer in the District
3. Approval of minutes
  - a. From 10/29/2012 meeting: The minutes from this meeting were not approved
  - b. From 11/28/2012 meeting: The minutes are unavailable  
[Action- Director Savidge to prepare meeting minutes from 11/28/2012 meeting.](#)  
[Action – All – Review minutes from 10/29/2012 meeting and 11/28/2012 meeting.](#)
4. Treasurer's Report  
Director Skotty reviewed the report and explained all the different funds (See minutes from Sept. 15, 2012 for explanation of funds). The current loan matures June 2015 and we will need to refinance then. In June 2013 about \$24,000 of interest is due. In December 2013 there is principal plus interest due. Many checks were disbursed this year to cover debts from last year due to cash flow. The budget to actual comparison (unaudited) was reviewed. There is no A/P yet this year. A/R was reviewed, some is unverified. Water tap reactivation fees are all paid except Kartz.

Alpensee Water District  
Special Board Meeting Minutes  
March 3, 2013

Last year the tax money received by the county for the AWD was being put into incorrect AWD accounts. Some of it has been paid back but there is still about \$23,000 that needs to be repaid to the Debt Service fund from the General fund.

5. District Manager's Report (The AWD is managed by the Board of Directors)  
There were high bills for October and November due to erroneous programming which activated incorrect pumps.

Our operator reported usage of 15,000 gallons/day, 11,000 more than the normal 4,000. Per Gary, electric usage should go up correspondingly. The AWD is currently not checking house water meters, and it has been suggested that we have a usage component. At one time there was a leak in a pipe in the tank and the water was leaking back into the tank. Need to check the in and out meters and compare them.

Miller water hook up problems. The water had to be turned off so it could be hooked up to the plumbing in the mechanical room. The operator didn't have the as-builts at first, then after receipt, looked for curb stop as drawn on the as-builts. In reality, no curb stops existed. The operator was also unable to turn off water to Millers using the valve in the street so the entire system had to be shut down. In the street, a valve was found about 15' down but the upper section had been bent and they couldn't get the key past the bend. AAA water Operations took several days to fix the problem and we haven't received the bill yet.

Compliance letter: AWD received a letter from state stating that we didn't have an official operator. AAA Operations has filed the appropriate documents and this is now resolved.

6. Unfinished Business

- a. Pannomarew water pressure follow-up. In progress. [Action: Director Skotty to follow up.](#)
- b. Emergency backup plan/pumphouse review. Suggest high priority topic for next meeting. Operator can help us get grant money. [Action: All Directors go to website \[alpenseewater.ipage.com\]\(http://alpenseewater.ipage.com\) \(no www\) under "finance and operations" and read the 2 engineering document dated in September of 2012.](#)
- c. US Bank Reporting Requirements
  - i. Jan 31: Annual Budget and certified copy of mill levy. Delivered on time for 2013.
  - ii. July 31: Audit due, or if the AWD has been given an exemption, that letter. Also Letter of Certification that AWD is complying.
  - iii. Sept 1: Preliminary assessed value of property.
  - iv. Dec 31: Final certified assessed valuation.

7. New Business

- a. Address cost sharing on Miller water hookup. *Director Skotty moved that the District charge the Millers \$150 for the water shutoff and that the water district absorb the remainder of that cost. Director Savidge seconded and the motion was unanimously passed.*
- b. Appointment of new Board member. *Director Skotty moved that we appoint Mark Miller to the remainder of a vacant term. Director Winkle seconded and the motion was unanimously approved.*  
[Action: Director Winkle and Director Miller complete appointment documents.](#)
- c. Release of \$2535 in Subordinate Bond Fund to Farmers Korner Inc. *Director Savidge moved to authorize US Bank to release funds in Subordinate Bond Fund*

Alpensee Water District  
Special Board Meeting Minutes  
March 3, 2013

*to Farmers Korner Inc., Director Skotty seconded. There were 3 votes for the motion, 1 against, so the motion carried. There was some discussion that we send a letter to FKI regarding this.*

- d. Director Poulter dismissed himself from the meeting at this point.
  - e. Larry Feldman, a developer, has been building in Summit county since 1982 including the shopping center in Dillon. In September of 2011 he started looking at the Alpensee property, talked with county about residential use versus commercial use. The property needs to be re-zoned. He is considering building signage on the highway, 20+ new residences, expanding the bicycle path, including a bike rest stop, air compressor, etc. John Conti explained that a prior re-zoning request had been made, and the requestor was told there wasn't enough water. There are 24 water taps and the tank holds 300,000 gallons of storage. Larry will include discussions with Breckenridge about eliminating the AWD. He has offered to do 20 percent of units as deed restricted units, which might provide leverage for this.
  - f. Rules and Regulations:
    - i. Real estate transfer fee. TABOR forbids this. Proposal of special emergency assessment, \$2700k per tap, no interest, for an emergency reserve fund declared by the board. Must be paid by date of water emergency or transfer of property, with \$100 credit if paid before next water bill. There was discussion of Breckenridge taking over the water district, expense for commercial and residential owners, and suggestions for apportion based on usage. *Director Miller moved that a special emergency assessment be established in an amount not to exceed 2700 per tap from the property owner of record as of January 1, 2013, details to be finalized at the next special meeting. Director Savidge seconded and the motion was unanimously approved. Director Poulter was absent at this time.*
    - ii. Policy for out of district fire hydrant use. We have hydrants near Lakeview Meadows and the trailer park. If the fire pumps are activated in the pumphouse, AWD incurs a large charge due to a spike in electricity. *Action: Research reasonable fee for use of hydrant, also consider making insurance available. Split out water and fire district, include on agenda next meeting. Contact Red, White and Blue about working order of hydrants.*
  - g. Dates for regular Board meetings – not addressed
8. Continuation/Adjournment
- a. Next meeting- tentatively 2 weeks
  - b. *Director Winkle moved to adjourn, Director Miller seconded and the motion was unanimously approved. Director Poulter was absent at this time.*

Dated this 3<sup>rd</sup> day of March, 2013

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