

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF ALPENSEE WATER DISTRICT SUMMIT COUNTY, COLORADO

HELD: September 12, 2022 at 12:00 p.m. held at 1043 Alpensee Dr, Breckenridge, CO 80424 and via Zoom Meeting ID: 96786219073

ATTENDANCE:

A special meeting of the Board of Directors of Alpensee Water District, of Summit County, Colorado was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Jim Quartarone, President
David Flanigan, Director
Paul Sparks, Director

No directors were absent and there are 2 vacancies on the Board.

Also present was Candace Winkle of Mooseland, LLC.

AGENDA:

1. Call to order: The meeting was called to order by Jim Quartarone at 12:04 p.m. and it was noted that a quorum was present for the Board.
2. Disclosure of Potential Conflict of Interest: The Board noted that all Directors are property owners within the District and each director confirmed he had no conflicts of interest.
3. Board Members (*Jim*): Trey Lawyer is willing to serve on the Board but doesn't have a lot of time right now. Laura Quartarone is also willing to serve but requests that others be polled to see if there is any interest. Jim will begin the process to add Laura Quarterone as a Director if there is no other interest.
4. Pumps/Arvada Pump Install (*Dave*): Jim motioned to accept the Arvada pump bid. Dave seconded, and the motion was unanimously carried.
5. Spencer Fane attorneys (*Jim*): Jim will follow up with Robin, the new paralegal, to set expectations and ask about the billing for work on Bud's Pond, for which no results have been received. He will also ask about the delinquent Feldman account.
6. AWWWS (*Dave*): Dave will scan water use documents from the pumphouse and have them posted to the web site. The well permit allows use of about 13.5 million gallons/year, and the average usage is 2 million gallons/year so the Board decided to add annual usage data to future agendas but did not see a need to report. Dave will continue working with AWWWS until the end of 2022 and has saved approximately \$100K by doing many tasks himself.
7. Financial report and audit (*Jim*): Last audit was in 2016, Haney and Co. is currently doing an audit, and Mike Kurth is managing this. Jim will follow up with Haney and

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8. Kurth to get status of audit. Also, when debt is retired in approximately 4 years, the mill levy will drop to about 11.8 mills. Is this sufficient for operations and maintenance? Dave motioned that we post Mike Kurth's financial reports on the website, Jim seconded, and the motion was unanimously carried.
9. Backup generator (*Dave*): The load test on 9/13/22 will include testing the generator, and fuel will need to be added after that. A preventative maintenance agreement has been established with Cummins. Jim motioned that Dave Flanigan be in charge of refueling and fuel stabilization for 2022, Paul seconded, and the motion was unanimously carried.
10. Security: Locks have been replaced and a fence installed around the generator.
11. Water quality/lab results (*Mooseland, LLC*): Need to post on website.
12. The matter of Charise Buckley, assessment, Alpensee III failure to communicate (*Jim*): Jim will take this on.
13. Water usage meter (*Dave*): Dave will obtain usage numbers for the past year.
14. 2022/2023 Budget and mill levy certification: Already discussed in meeting, item 7 above.
15. Farmer's Glen/Larry Feldman matter (*Jim*): Jim will ask Summit County to collect and/or foreclose on the property. Jim motioned that Dave won't have to deal with Larry, Paul seconded, and the motion was unanimously carried.
16. Tax rate 5.5% issue (*Dave*): We have a letter from the state, which should be posted on website.
17. Potential outage on 9/12 from 10-11: Did not occur.
18. Well pumps/Samuelsen Pump (*Dave*): Samuelsen installed the original well pumps and stated that they would inspect the pumps if they were in the area, but they expected the pumps to last another 50 years. We are waiting for an estimate for replacement pumps, expected in about 2 weeks.
19. Maintenance of AWD website: Jim motioned that Mooseland, LLC be hired to take meeting minutes and maintain the AWD website, Dave seconded, and the motion was unanimously carried.
20. Governing document for AWD operations (*Jim, Paul*): Candace wrote a document years ago. It is out of date but she will forward it to all Board members and Jim will update by 1/1/2023. Paul offered to help with this.
21. Bud's Pond (*Paul*): Paul will set up a meeting with Spencer Fane to discuss progress on this task.
22. Bookkeeper performance (*Paul*): Paul will work with Mike Kurth from Summit Bookkeeping and request proactive feedback, also for quarterly or bi-annual reports.
23. Next meeting (*Jim*): The next AWD meeting is scheduled for 10/21/2022 at 11 am. This will be the annual AWD Budget meeting.

ADJOURNMENT:

Jim motioned to adjourn, Paul seconded, and the meeting was unanimously adjourned at 12:59 pm.

The foregoing Minutes constitute a true and correct copy of the Minutes of the above-referenced meeting and were approved by the Board of Directors of Alpensee Water District.

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Secretary for the Meeting