

**Pinion Hills Water Users Association**  
**297 Vega Rd**  
**Walsenburg, Co 81055**

**Regular Board Meeting**  
**April 25th, 2021**

**1. CALL TO ORDER:**

Jim Borawski opened the meeting at 3:01 pm.

**2. ROLL CALL - Quorum:**

Jim Borawski (President): Present  
Rob St. Peter (Vice President): Absent (Excused)  
Bob Pomeroy (Treasurer): Present  
J.C. Copeland (Board member): Present  
Kristan Lowe (Secretary): Present  
Joe Piper (Water operator): Present  
Adam Battaia (guest)

**3. MINUTES CORRECTION AND APPROVAL of January 9<sup>th</sup> 2021 Regular Meeting Minutes:**

Notice of minutes was given to board members for review. Jim Borawski asked if there were any corrections or additions. There were none.

**J.C. Copeland made a motion to approve the January 9<sup>th</sup>, 2021 Regular Meeting Minutes as presented. Bob Pomeroy seconded the motion. All in favor. Motion carried.**

**4. ASSOCIATION'S FINANCIAL REPORT:**

Bob Pomeroy reviewed expenses from the report and discussion took place regarding the district's financial status. Bob reported the delinquent debt was \$1,780.00 as of end of April 2021. J.C. Copeland suggested enforcing liens on customers who are no longer making payments.

**J.C. Copeland made a motion to notify the delinquent property owner that if the entire balance isn't paid within 60 days that the district will file a lien with Huerfano County. Jim Borawski seconded the motion. All in favor. Motion carried.**

**J.C. Copeland made a motion to accept the April 2021 financial report as presented. Jim Borawski seconded. All in favor. Motion carried.**

**5. REPORTS OF OFFICERS:**

- a. Board members are working on collecting signed rules and regulations documents from all property owners.
- b. Jim Borawski advised the Annual General Membership meeting has been scheduled for May 23<sup>rd</sup>, 2021 at 1:00 pm. The meeting will be held at the Eagles Club, 612 Main St. Walsenburg, CO 81089. The association will need to provide a donation of \$25.00 to use the venue.
- c. Board members discussed necessary changes that are being made to the Pinon Hills Rules and Regulation's document. These changes will be presented at the General Membership Meeting.
- d. Jim Borawski will provide a copy of the Bylaws document via USPS mail and email.

**6. Old Business:**

Jim Borawski introduced Adam Battaia to the board and explained he has volunteered to replace Joe Piper. Adam will serve as water operator and hopes to have his training and licensing completed by the end of June 2021.

Monthly water samples have been submitted to the lab and results came back in good standing.

**7. New Business:**

- Board members are making changes to the By Laws and Rules and Regulations Documents
- J.C. Copeland suggested a work session to review these documents together as a committee to finalize and fine tune the documents. The committee agreed to meet on Saturday May 15<sup>th</sup> at 1:00pm.

8. **ADJOURNMENT:**

**Bob Pomeroy made a motion for an adjournment of today's meeting. Jim Borawski seconded the motion. All in favor. Motion carried.** The meeting was adjourned at 4:04pm