

**PINON HILLS WATER USERS ASSOCIATION INC.**  
**P.O. BOX 1165**  
**WALSENBURG, COLORADO 81089**  
**Special Meeting Minutes of the Board of Directors**  
**August 14th, 2021**

**1. CALL TO ORDER:**

Jim Borawski opened the meeting at 2:04 pm.

**2. ROLL CALL:**

JIM BORAWSKI (President): Present  
ROB ST. PETER (Vice President): Present  
BOB POMEROY (Treasurer): Present  
J.C. COPELAND (Director): Present  
KRISTAN LOWE (Secretary): Present  
ADAM BATTIAIA (Water Operator in Training)

**Members present: All members signed in: Tony Botelho, Ralph Carson, Ed & Sue Sikorski, Matt Whitaker, Ronnie & Suzanne Romero, Joel & Sandy Gregg**

**3. APPROVAL OF AGENDA - PROOF of NOTICE 8-14-2021:**

Jim Borawski asked if there were any additions or changes to today's Agenda - Proof of Notice. There were none.

**J.C. Copeland made a motion to approve the August 14<sup>th</sup>, 2021, Agenda – Proof of Notice as presented. Bob Pomeroy seconded the motion. All in favor. Motion carried.**

**4. MINUTES CORRECTION AND APPROVAL: May 27<sup>th</sup>, 2021 Regular Annual Meeting Minutes:**

Board members reviewed the May 27<sup>th</sup>, 2021 regular annual meeting minutes prior to today's meeting. Jim Borawski asked if there were any changes or additions needed. There were none.

**J.C. Copeland made a motion to approve the May 27<sup>th</sup>, 2021 Regular Annual Meeting Minutes as presented. Bob Pomeroy seconded the motion. All in favor. Motion carried.**

**5. FINANCIAL REPORT:**

- Bob Pomeroy provided a brief update and discussion took place regarding the association's financial status. He gave the board a chance to ask questions. Discussion took place regarding the well at the JW Ranch. Several board members met with the new owner to discuss the existing water agreement. The owner expressed that he has been researching the cost of water in Huerfano County and found the association appears to be paying under average cost for water. He notified the board that JW Ranch is considering raising the rates for water. Bob Pomeroy reminded the board that they are still working towards the goal of purchasing a new and much needed water tank within 2 years.  
**J.C. Copeland made a motion to approve the July 2021 Financial Report as presented. Bob Pomeroy seconded the motion. All in favor. Motion carried.**

**6. PUBLIC FORUM: Jim Borawski welcomed all community and board members, he allowed each to introduce themselves. Jim thanked everyone for their attendance and participation. He also gave special recognition to all the volunteers who have donated countless hours to ensure the district operates efficiently.**

**7. REPORTS OF OFFICERS:**

- J.C. Copeland mentioned the need for a website for PHWUA members. The association is growing and changing often and not all members are here full time. The goal for the website is to list all board member's contact information, allow member's access to the Rules and Regulation's documents, and to allow the board to post notifications, events & association happenings. *There will also be a section for members on how to properly notify the district of any issues or concerns.* J.C. asked that the board agree on a logo or brand to include on all district correspondence. J.C. Copeland, Matt Whitaker and Kristan Lowe volunteered to begin working on these action items.
- Discussion took place regarding a small claim's lawsuit outcome, details provided in the Proof of Notice provided on 8-14-2021. The board discussed the damages claimed by the resident and also the financial amount the resident was awarded in the judgment. Rob St. Peter explained this type of damage/repair and all board members agreed that there is reason to consult further with an attorney about the possibility of filing an appeal. J.C. Copeland will look into hiring council to help the board decide whether to move forward. Jim Borawski reminded the board that there is 14 days for the association to make a decision. Bob Pomeroy will begin putting emergency contact information on all invoices and the board discussed the need for all members to communicate issues effectively and immediately. The board cannot take action or help with repair issues if they haven't been notified of their occurrence. The resident that

recently took the district to small claims court never brought the issue to the attention of association and board members were certainly not notified in a timely manner or given a chance to make it right or settle out of court. **J.C. Copeland made a motion to allow the association to consult with an attorney for a possible appeal. Bob Pomeroy seconded the motion. All in favor. Motion carried. –Roll Call Vote was taken of members. All in favor.**

**8. OLD BUSINESS:**

- **Rules and Regulation’s Document:**

J.C. Copeland explained the final draft of the R&R’s document is ready for all members to sign. The board expressed the urgency and need for the signed copies to be on file for all members. The board will mail, email and hand deliver the revised copy and give all members 60 days of receipt to sign and return. The association will require all members to sign or service could be subject to disconnection.

**J.C. Copeland made a motion to require all members sign the Rules and Regulation’s document or be subject to disconnection. Bob Pomeroy seconded the motion. All in favor. Motion carried.**

**9. NEW BUSINESS:**

- **Appeal and Attorney discussion:**

Board members planned a Work Session for 8-22-2021 at 2:00pm. The board will meet at 297 Vega Road to discuss the decision to move forward with an appeal.

**10. ADJOURNMENT:**

**Jim Borawski made a motion for an adjournment of today’s meeting. Rob St. Peter seconded the motion. All in favor. Motion carried. The meeting was adjourned at 2:57 pm.**