

PINON HILLS WATER USERS ASSOCIATION INC.
P.O. BOX 1165
WALSENBURG, COLORADO 81089
Regular Meeting Minutes of the Board of Directors
September 29th, 2021

1. CALL TO ORDER:

Jim Borawski opened the meeting at 5:31 pm.

2. ROLL CALL:

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

Members present: Noreen Copeland, Chester Lowe

3. APPROVAL OF AGENDA - PROOF of NOTICE September 15th 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 September 15th, 2021, Agenda – Proof of Notice as presented. Bob Pomeroy seconded the motion. All in favor. Motion carried.

4. MINUTES CORRECTION AND APPROVAL: August 14th, 2021 Regular Annual Meeting Minutes:

Board members reviewed the August 14th, 2021 regular annual meeting minutes prior to today's meeting. Jim Borawski asked if there were any changes or additions needed. There was a change made to Section 7. The second bullet item should reflect the total amount of the judgment discussed, \$7590.00.

J.C. Copeland made a motion to approve the August 14th, 2021 Regular Annual Meeting Minutes as amended. 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. Previously 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 district appears to be paying under a average cost for water. The Ranch owner provided a formal letter advising the new rate of \$74.81 effective immediately. Property owners will continue to pay the same \$40 for maintenance for a monthly total of \$114.81. Bob Pomeroy will send a detailed invoice and ensure the association is caught up with all 2021 payments. Jim Borawski will send a rate increase notification to all property owners.

Bob Pomeroy explained there is no financial report available at this time, no motion needed for approval.

6. PUBLIC FORUM:

Jim Borawski thanked J.C. & Noreen Copeland for hosting this meeting and for providing refreshments.

7. REPORTS OF OFFICERS:

- J.C. Copeland shared an article from a Pueblo West publication and discussion took place regarding water rates and tap fee increases in El Paso County.
- J.C. Copeland will reach out to H&H to view water agreements.
- The association plans to meet with the new ranch owner to negotiate a cheaper rate.
Jim Borawski made a motion to approve a meeting between Vice President, Rob St. Peter and secretary Kristan Lowe.
- J.C. Copeland hopes to obtain an augmentation plan from the water commissioner or Huerfano County.
- The board members agreed the balance to Whitmire Ranch needs paid in full by Oct 7th, 2021. Whitmire is honoring our old rates of \$64.60 per resident and the checks will be mailed at that rate.
- **Rob St. Peter made a motion to approve Bob Pomeroy generating checks at the old rate for all balances owed to the Whitmire Ranch. J.C. Copeland seconded. All in favor. Motion carried.**
- Discussion took place regarding a small claims lawsuit outcome, details provided in the Proof of Notice provided on 9-15-2021. The board discussed the damages claimed by the resident and also the amount of \$7590.00 the resident was

awarded. The board needs more time to look into county requirements for payments before issuing the check to Mr. Sandoval. The board agreed to take action and research the next steps.

- **Jim Borawski made a motion to research payment options within Huerfano County before submitting payment to Robert Sandoval. Rob St. Peter seconded the motion. All in favor. Motion carried.**
- PHWUA member Wayne Grogan passed away. Jim Borawski gave thanks and recognition to all of his help over the years.
- Bob Pomeroy will be attending future meetings via telecom until further notice.
- The board plans to meet again on October 20th, 2021 to discuss the outcome of the discussion with Ranch Owner, John Moore. Jim Borawski plans to notify all residents of the upcoming meeting. The meeting will be held at J.C. Copeland's home.

8. **NEW BUSINESS:**

- **Pinon Hills Water Users Association Website:**

J.C. Copeland provided information regarding the new website for all PHWUA members. Matt Whitaker took the lead on designing and putting this plan into place. The website will not be an additional cost for the association. J.C. Copeland explained he can cancel or modify it as needed. Board members will be using a PHWUA email for board correspondence and the emails and contact information will be listed on the website. Jim plans to talk with Matt on Sunday to fine tune the details. The website address will be provided later this month.

9. **ADJOURNMENT:**

Rob St. Peter 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 7:20 pm.