

PINON HILLS WATER USERS ASSOCIATION INC.
P.O. BOX 1165
WALSENBURG, COLORADO 81089
Meeting held at the J.C. Copeland Residence 506 Indian Creek Rd.
Quarterly Meeting Minutes of the Board of Directors
November 12th, 2022

1. CALL TO ORDER:

Jim Borawski opened the meeting at 9:15 am.

2. ROLL CALL:

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

Members present:

Ken & Ann Blakeslee

3. APPROVAL OF AGENDA - PROOF of NOTICE November 5st 2022.

Proof of Notice was provided to all members on 11/5/2022 via an email notification. Jim Borawski asked if there were any additions or changes to today's Agenda - There were none.

J.C. Copeland made a motion to approve the November 5th 2022, Agenda - Proof of Notice as presented. Jim Borawski seconded the motion. All in favor. Motion carried.

4. MINUTES CORRECTION AND APPROVAL: August 6th, 2022 Regular Meeting Minutes:

Board members reviewed the August 6th, 2022 regular meeting minutes prior to today's meeting. Jim Borawski asked if there were any changes or additions needed. There were none.

Rob St. Peter made a motion to approve the August 6th, 2022 Regular Meeting Minutes as presented. J.C Copeland seconded the motion. All in favor. Motion carried.

5. FINANCIAL REPORT:

- Bob Pomeroy gave an update regarding association expenses to date. Board members briefly discussed the account balances through October 2022. J.C Copeland reminded Jim Borawski to include the water meter read for the tank when mailing the monthly payment to the J.W. Cattle Ranch owners. Bob explained the outstanding balance for the Shottle residence has been paid in full.

J.C. Copeland made a motion to accept the October 2022 Financial Report as presented. Adam Battaia seconded the motion. All in favor. Motion carried.

6. REPORTS OF OFFICERS – New/Old Business:

- J.C. Copeland thanked Bob Pomeroy for his help with processing paperwork for Ann for the necessary changes to the Articles of incorporation. The Articles of incorporation are now in compliance.
- J.C. Copeland explained he has been in touch with Trey Moore, the manager of JW Cattle Ranch (JWCR). Trey asked J.C. to present the offer to Pinon Hills Water Users Association board member (PHWUA) of taking over ownership of the well. Board members discussed possible outcomes. The biggest benefit would be that the monthly payments could be reduced. Rob St. Peter mentioned JWCR follows an index that will present future rate increases and that taking over the well could prevent users from paying too much for water. If PHWUA takes over the well, the responsibility would be on the association for the upkeep and all maintenance for the well. J.C. Copeland mentioned that the well could go dry and it would be up to the association to pay for digging and drilling of a new well. Rob St. Peter encouraged board members to look into well logs and recovery rates. He also asked board members to review the original agreement and the agreement that the ranch has with the state. Before involving a water attorney board members would like to meet with John and Trey Moore again to discuss. Rob St.

Peter will try to schedule a meeting with the water commissioner, Doug Brgoch to see if he has any information that would help the board make a decision.

- Adam Battaia will keep looking into suppliers for meter supplies.
- The board has purchased a meter pit, yoke, meter and meter parts for the Keane residence. The board agreed it would be good to have some of these meter supplies on hand for future needs or problems as they arise. He has ordered parts including the tandem setter, PRV and meter for around \$1700.
- Adam Battaia and Jim Borawski handled the repairs needed at the John Giordano residence.
- J.C. Copeland has been in contact with Dannah at GMS Engineering and he will continue to research funding or eligible grants. PHWUA member Ann Blakesee has offered to help. She will reach out to Tineel Baroz of Alamosa to assist in helping the association meet all requirements put forth by the Dept. of Agriculture (USDA).
- Telemetry – Adam Battaia explained he plans to install the floak sensor next week to move forward with the monitoring system for the well. He estimated the cost to be \$3500-\$4500 and that he will help getting the app on all board members mobile devices.
- Bob Pomeroy mentioned there was a vacant that lot where the meter was removed due to no payment. The association will need to replace the meter as the lot has sold. Bob Pomeroy said Joe Piper has more information for this.
- The Yedo residence owes for 3 months of services. She has been in touch in the past and is trying to come up with payment. Jim Borawski mentioned the house is for sale. The association will continue to try to collect payment or proceed with a lien process.
- J.C. Copeland recited a letter received from the Division of Water. Board members reiterated the need to apply for grants. Members Ann Blakeslee and Hillary Jorgenson are available for help.
- Adam Battaia will draft a template for maintenance and provide it to Dannah at GMS as requested.
- The next PHWUA Regular Membership meeting will be held at **9:00am on February 25th, 2022** at J.C. Copeland's residence located at **506 Indian Creek Rd. Walsenburg, CO 81089.**

7. **ADJOURNMENT:**

Adam Battaia made a motion for an adjournment of today's meeting. J.C. Copeland seconded the motion. All in favor. Motion carried. The meeting was adjourned at 10:12 am.