

**Pinion Hills Water Users Association
297 Vega Rd.
Walsenburg, Co 81089**

**Regular Meeting Minutes of the Board of Directors
December 8th, 2019**

1. CALL TO ORDER:

Jim Borawski opened the meeting at 4:13 pm.

2. ROLL CALL - Quorum:

President - James Borawski: Present
Vice President – Rob St. Peter: Present
Treasurer – Bob Pomeroy: Present
Director – J.C. Copeland: Present
Director – Mike Eberwein: Present
Water Technician: Joe Piper: Present

3. Visitors/Volunteers Present:

Kristan Lowe – Secretary recording Minutes
Chester Lowe - Volunteer

4. MINUTES CORRECTION AND APPROVAL of the July 28th, 2019 Regular Meeting Minutes:

The notice of meeting minutes were provided to board members prior to this meeting for review. A minor correction was requested to Section no. 2 ‘Roll Call’. The record should reflect that Noreen Copeland, Gary Sporcich & Naomi Sporcich were in attendance for the meeting. Also, let the record show that Kristan Lowe was also present and recording the meeting minutes.

J.C. Copeland made a motion to approve the July 28th, 2019 Regular Meeting Minutes as presented. James Borawski seconded the motion. All in favor. Motion carried.

5. ASSOCIATION’S FINANCIAL REPORT:

Bob Pomeroy reviewed expenses from the December 2019 financial report and discussion took place regarding the district’s financial status. Board members discussed the profit and loss report. **Rob St. Peter made a motion to accept the December 2019 treasurer’s report as presented. Mike Eberwein seconded the motion. All in favor. Motion carried.**

6. Old Business:

- a. J.C. Copeland provided an update regarding the proposed GMS Engineering study. J.C. and the board discussed an email received from Jason Meyer with GMS Engineering. J.C. Copeland explained that a Preliminary Engineering Report (PER) and the Project Needs Assessment (PNA) is a 20 year planning document to help define our existing facilities, and to determine existing needs or projected demands. The PER/PNA will help define problems and provide solutions. There is a grant available to help with funding and GMS Engineering is asking for board approval to proceed with applying for the grant. J.C. Copeland will respond to Jason Meyer and advise him that the board approves and would like to move forward. Bob Pomeroy reminded J.C. Copeland to provide GMS Engineering with the district’s tax exempt information. Rob St. Peter encouraged the board to share all district information requested by GMS Engineering.
JC Copeland made a motion to proceed with the GMS Engineering grant application to begin the Preliminary Engineering report. Bob Pomeroy seconded the motion. All in favor. Motion carried.
- b. Board members discussed the plans and needs for our water tank. They have agreed to table this item until 2020.

- c. Board members discussed raising existing water tap fees. James Borawski will send a notice out to the Pinion Hills residents and offer the sale of a new tap at a discounted rate of \$4000. He will advise the residents that the board intends to increase tap fee amounts in 2020. The residents can purchase a discounted tap only and install the piping and meter at a later date to avoid payment on maintenance fees. The email to the residents will include the reasoning for the raised tap fees, such as: a new water tank or any other district needs.
- d. Board members discussed the Whitmire well and options in place if Pinion Hills takes over ownership of the well. They plan to consult with GMS Engineering to see how to proceed. Board members also stated they will need to consult with a water attorney before any decisions are made.

7. New Buisness:

- Board members discussed the upcoming 2020 election. James Borawski will send an email to all Pinion Hills property owners to advise them of the election and detail the upcoming open positions.
- Mike Eberwein will look into renewing his water technician license. He will provide the board with information regarding the testing location and requirements. He will attend a training class in Walsenburg next week to prepare for the test.
- Board members discussed the advantages of joining the Colorado Rural Water Association. Rob St. Peter explained some of their offerings and discussed the potential benefits, such as a free leak detector.
- Board members discussed the upcoming board meeting schedule and made plans for the next Regular Board Meeting. They have agreed to meet on March 22nd, 2020. The time and location of the meeting will be determined at a later time.

8. ADJOURNMENT:

Bob Pomeroy 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 4:46pm