

PINON HILLS WATER USERS ASSOCIATION INC.
P.O. BOX 1165
WALSENBURG, COLORADO 81089
Meeting held at the LA Veta Community Center
131 E. Ryus Ave.
LA Veta, CO 81055
General Membership Annual Meeting
May 13th, 2023

1. CALL TO ORDER:

Jim Borawski opened the meeting at 10:05 am.

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 BATTAlA (Water Operator) Present

Members present:

Sign in list attached

3. Minutes Correction and Approval: February 25th, 2023 Regular Meeting Minutes.

4. Approval of Agenda- Proof of Notice:

Board members reviewed meeting minutes prior to today's meeting. Jim Borawski asked if anyone had any corrections or additions. There was a correction needed on the names of two association members listed. Tony Botelho and Ken Blakeslee spelling has been corrected. Jim mentioned he sent a Proof of Notice out to all members via email on May 10th, 2023.

Rob St. Peter made a motion to approve the minutes as amended and the Proof of Notice as presented. Bob Pomeroy seconded the motion. All in favor. Motion carried.

5. Association Financial Report – Treasurer's Report by Bob Pomeroy

Bob Pomeroy reviewed the profit and loss report through April of 2023. He mentioned that JW Ranch hasn't cashed checks yet so the balance is reflecting a higher balance than actuals. Bob reminded the board that the payment to Brenda Getz for help reviewing the Articles of Incorporation are due and he plans on submitting a payment. Board members discussed budget items and spoke of high water usage. Bob reiterated that there was a leak and that priority is to find where the water is going. He asked all members to be aware of water on their property and to report it right away. J.C. Copeland explained to the board and members present that the association would need a day to turn off the water to all taps to investigate.

Ken Blakeslee made a motion to approve the April 2023 Treasurer's Report as presented. Tony Botelho seconded the motion. All in favor. Motion carried.

6. Water Operator Report:

Adam Battaia provided a brief update. He mentioned a call that took place between him and GMS Engineering. Trevis Smith of GMS recommended a company named Five Star Automation for a telemetry system. Adam explained the need for this program and explained the benefits of being able to monitor the tank information from an app. Adam has researched several companies and both GMS and Adam feel this is the most cost effective option for the association.

J.C. Copeland made a motion to allow Adam Battaia to purchase the Telemetry Program as discussed, not to exceed \$8,000. Ken Blakeslee seconded the motion. All in favor. Motion carried.

7. Old Business/New Business:

- Jim Borawski and other board members expressed their gratitude to Ann & Ken Blakeslee for all of their work correcting the PHWUA Articles of Incorporation (AOI's).
- Jim Borawski explained corrections were needed on the AOI's. J.C. Copeland explained that the USDA office requires a physical address in order to move forward with the loan application. He was

able to obtain the address of 75 Indian Creek Rd. and asked the board if a mailbox is needed. Bob Pomeroy stated the P.O. Box in Walsenburg is sufficient for monthly payments and member correspondence and to not install a mailbox at this time.

- Jim Borawski thanked Kristan Lowe for her help with reserving the conference room for today's meeting.
- J.C. Copeland explained the requirement regarding the chain of title and that corrections were needed to change from an LLC to a nonprofit 501C3. Bob Pomeroy said the paperwork regarding the nonprofit status should be arriving soon. J.C. Copeland also mentioned the attorney is helping with research for the augmentation plan, property distribution.
- Board members discussed the water rates for the 2023/2024 season and explained a notice of rate change never arrived from JW Ranch. The PHWUA board will continue with the same rates and agreed there will be no rate increase to apply.
J.C. Copeland made a motion to keep the PHWUA rates the same. \$115 per month or \$40 per month if no water is used. Rob St. Peter seconded the motion. All in favor. Motion carried.
- **PHWUA By Laws Rules and Regulations Document Changes**
Board members reviewed the Rules and Regulations Bylaws document changes prior to today's meeting. Jim Borawski asked if there were any additions needed. There were none.
J.C. Copeland made a motion to approve the Rules and Regulations document as presented. Bob Pomeroy seconded the motion. Majority vote take by all members present. Motion carried 23/0.
- **PHWUA Articles of Incorporation.**
Board members reviewed the AOI's and briefly spoke of the changes needed to continue with the USDA Grant. Jim Borawski asked if there were any additions needed. There were none.
J.C. Copeland made a motion to approve the PHWUA Articles of Incorporation as presented. Bob Pomeroy seconded the motion. A majority vote was taken. All in favor, motion carried 23/0.
- **Call for Nominations – Election of the Board of Director's.**
Jim Borawski explained him and J.C. Copeland's terms have both expired and that they are looking to replace 2 positions. The board and the Association members present thanked both Jim and J.C. for their years of volunteer service and asked if anyone present would be interested in filling the open positions. Ken Blakeslee and Tony Botelho both volunteered and will be sworn in at the next regular meeting. The board will discuss roles and responsibilities at the next meeting after the swearing in. Board members voted to remove Jim Borawski and J.C. Copeland from the board and agreed to add Ken Blakeslee and Tony Botelho as new board members for 3 year terms. The board agreed to decide the roles and positions at a later meeting.
Dennis Kurfiss owner of 4K service explained septic maintenance procedures and offered to help with septic systems.

8. **Adjournment:**

Kristan Lowe made a motion to adjourn today's meeting. Adam Battaia seconded the motion. All in favor. Motion carried. Meeting was adjourned at 11:30 am.