

PINON HILLS WATER USERS ASSOCIATION INC.
P.O. BOX 1165
WALSENBURG, COLORADO 81089
Meeting held at the Blakeslee Residence
431 Indian Creek Rd.
Walsenburg, CO 81089
Regular Board Meeting Minutes of the Board of Directors
August 12th, 2023

1. CALL TO ORDER:

Ken Blakeslee opened the meeting at 9:01 am.

2. ROLL CALL:

KEN BLAKESLEE (President): Present
ROB ST. PETER (Vice President): Present
BOB POMEROY (Treasurer) Present
JOEL GREGG (Director): Excused Absence
KRISTAN LOWE (Secretary): Present
ADAM BATTALIA (Water Operator) Present

Members present:

Ann Blakeslee, Amy Davison, Nan Ford, Gary Sporcich

3. Minutes Correction and Approval: July 14th, 2023 Regular Meeting Minutes.

Approval of Agenda- Proof of Notice August 3rd, 2023:

Board members reviewed meeting minutes prior to today's meeting. Ken Blakeslee asked if anyone had any corrections or additions. There was a minor correction made to section 6, Old Business / New Business. The *k* has been removed from the \$4000 amount listed. Ken mentioned he sent a Proof of Notice out to all members via email on August 3rd, 2023.

Kristan Lowe made a motion to approve the minutes as amended and the Proof of Notice as presented.

Rob St. Peter seconded the motion. All in favor. Motion carried.

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

Bob Pomeroy reviewed the profit and loss report through July of 2023. He mentioned that JW Ranch hasn't cashed checks yet so the balance is reflecting a higher balance than actuals. Board members discussed budget items and spoke of high water usage. Bob reiterated that there must be 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. The associate is being billed for an excess usage amount. The ranch is reporting 308,000 gallons used. Bob Pomeroy explained the overage may cause the district to be in the negatives next quarter on the profit and loss report.

Rob St. Peter made a motion to approve the July 2023 Financial Report as presented. Ken Blakeslee seconded the motion. All in favor. Motion carried.

5. Water Operator Report:

Adam Battalia provided a brief update. He mentioned he was able to find the 240 switch that was needed for the booster pump. Adam also mentioned the tank is scheduled for cleaning. Adam informed the board that he is going through 2 bottles of bleach every 3 days, which is typical for this time of year. Adam will follow up on lead and copper testing requirements and advised that he's been working with Joe Piper to process the required HHT5's. Adam will research what is needed to be in compliance with CDPHE regarding nitrate reporting, Ken Blakeslee offered to help.

Bob Pomeroy made a motion to accept the Water Operator Report as presented. Rob St. Peter seconded the motion. All in favor. Motion carried.

6. Old Business:

- Ken Blakeslee shared the monitoring schedule and requirements from the CDPHE website. There is a posting requirement for a fluoride notice by August 15th, 2023. Adam will address this requirement,
- Jim Borawski will be unable to volunteer for meter reading services the last week of September and Bob Pomeroy offered to assist during his absence.

- Ann Blakeslee explained the nonprofit status is causing an issue with moving forward with the grant application. Ann has been working with Taneel, a representative from the USDA. It is unclear if the association can be a 501(C)(12) or must be a 50q(c)(3) organization, Ann to follow-up.
- Rob St. Peter and Bob Pomeroy met with the owners of the ranch to discuss the well. The ranch is pushing for PHWUA to take over responsibility for the well. Discussion took place regarding the contract with the ranch and the need to locate the contract that is currently in effect. Rob St. Peter referenced an agreement dated 5-3-2017, made with the Crawford's. Bob Pomeroy will contact Trey Moore for a copy of the current agreement. Discussion took place regarding the need to discuss with legal counsel. Ken mentioned that documents from the district 3 water indicate 3 wells total on the ranch property, 2 are designated in part for PHWUA. Rob suggested putting a fence around the well.
- Ken Blakeslee asked for more information regarding the current augmentation plan.
- Ken Blakeslee and Bob Pomeroy will research water attorneys or legal counsel that can assist with the contract needed for the well
- Jim Borawski suggested that we not make significant system changes until we receive the preliminary engineering report provided by GMS, which is dependent on receiving the USDA grant.

7. New Business:

- Discussion was held regarding the need to install a new meter at the tank. It was suggested that we should instead re-calibrate the existing meter. This is required every 2 years per the current agreement. Adam will proceed with the meter inspection and calibration. The total cost is not to exceed \$1500.
- **Bob Pomeroy made a motion to allow Adam to proceed with meter inspection and recalibration, not to exceed \$1500. Rob St. Peter seconded the motion. All in favor. Motion carried.**
- Ann Blakeslee will meet with Taneel on August 16th, 2023 to go over 501(c)(12) questions and find out how to move forward. Ann requested a copy of the profit & loss report which is needed for the grant application.
- Ken Blakeslee provided a copy of a proposed budget which is also needed for the USDA grant application.. He used 3 year averages and made adjustments for inflation.
- **Kristan Lowe made a motion to accept the 2023 proposed budget as presented. Bob Pomeroy seconded the motion. All in favor. Motion carried.**
- Ken Blakeslee indicated that he is working to verify all PHWUA member contact information.
- Ken Blakeslee shared a list of items that need to be updated with the new officer information and requested everyone who is aware of any items to let him know.
- Ken Blakeslee has obtained administration credentials and is updating the PHWUA website and will be sure to post all meetings and proof of notices as required.
- Ken Blakeslee confirmed an address has been established for deliveries. The new address is 75 Indian Creek Rd.
- Discussion was held regarding the need to drain the back-up tanks. It was decided to leave the water in the tanks so the tanks don't blow away with the understanding that the water in those tanks is not potable.
- Ken Blakeslee suggested creating committees of association members with the goal of getting more community involvement and providing assistance to the board.
- The board is requesting help from the association members, if you are interested in joining a committee please reach out to Ken Blakeslee or Kristan Lowe for more information.
- The next meeting will be held on October 7th, 2023 at 9:00 am. The meeting will be held at the Blakeslee residence located at 431 Indian Creek Rd. The board encouraged all members to attend!

8. Adjournment:

Motion for Adjournment made by Bob Pomeroy. Rob St. Peter seconded the motion. All in favor. Motion carried. The meeting was adjourned at 11:02 am.