

HAMILTON CREEK METROPOLITAN DISTRICT

BOARD OF DIRECTORS REGULAR MEETING MINUTES

Tuesday, March 9th, 2021

Attending Board Members:

Bob Bruno

Ruth Carroll

Wendell Bond

Chip Harris (admitted 2:17 pm)

John Jones

Others Attending:

Tom Oberheide

Kelly Baldwin

Matt Willitts

Bob Pietrzyk

The remote meeting was called to order at 2:03 pm by Bob B. after verifying that the meeting was properly noticed and that a quorum was present. It was noted that Chip Harris had notified Tom and the board members that he would not be able to join the regular meeting since he was travelling.

APPROVAL OF MINUTES

The November 10th draft meeting minutes were approved (RC/JJ, 4-0).

The December 6^h draft special meeting minutes were approved (RC/JJ, 4-0).

WATER OPERATIONS REPORT

Matt asked the board if they would move the Pinhole leaks discussion agenda item to take place before the Executive Session, and the board agreed. Matt discussed the following operations report:

- The new SCADA computer has been purchased and installed. The existing SCADA software was loaded and the old dial out alarm software was not. We are utilizing an independent company/software to monitor and dial out alarms to WSI staff.
- WSI will be contacting Plummer Engineering to engage them to design and get CDPHE approval for replacing the existing flocculation rack at the water treatment plant. The rack has failed multiple times and needs re-designed and is approved for the 2021 budget.
- WSI will be contacting RKR, Inc. to get an estimate on installing a new "insert" valve at the intersection of Eagle Wing and Hamilton Creek Road. There are two existing valves in this intersection that are becoming inoperable due to hill movement. These valve

boxes will be straightened during the project. This project is approved for the 2021 budget and will need to be completed in the summer months.

- WSI will attempt to operate the inoperable tank isolation valve when the tank is accessible by vehicle. If we cannot get this valve to operate, Tom and I will discuss the best resolution and get engineering and installation estimates for the 2022 budget.
- Last summer the District installed a radio system between the water plant and water tank which gave the District the ability to install intrusion alarms on the tank hatch and tank level vault. We also contacted a welder, Riley Cook, to design a cage to further discourage and prevent access to the tank roof. We have had a handful of issues over the years with people climbing the tank.

Chip Harris joined the meeting during the operations report.

FINANCIAL REPORTS

The board reviewed the financial reports. Bob Bruno asked what the "Construction In Progress" on the Balance Sheet referred to and Kelly said it was an adjusting journal entry made by the auditor for 2019, and she would ask the auditor for further clarification on it. The board asked about the Kirschling's \$15,000 amount that was more than 90 days past due, and Kelly said she would recategorize \$10,000 for the tap fee and \$5,000 for the refundable construction deposit.

Bob Bruno said that Norm Wright has been trying to make contact with the Schlipfs concerning past due payments to the HOA. It has been difficult to discern who is in charge of the estate, and Kelly said the District stopped receiving payments in 2020. Tom said that the board could, if necessary, certify the past due amount for tax sale through the County, but that wouldn't need to be reported until December of 2021. In the meantime, the District will continue to try and contact the estate manager.

Bob Pietrzyk stated that he has reviewed the financials and everything looks okay.

Bob P said that Emore still has not been plowing out the berm left at their driveway, and that there is a large snow pile on Lakeview Cir constricting the road to one lane of traffic. Tom said he would notify Emore about the snow pile and ask again that they not leave berms in front of drives.

Kelly notified the board that there were quite a few people that started using Zelle as an electronic payment option, around 20 people have used it to pay the first quarter bill.

ADMINISTRATION REPORT

Pinhole Leaks. Tom summarized his correspondence with Jim Abrams concerning pinhole leaks, and the board reviewed an email from Jim Abrams that was sent to Bob Bruno regarding pinhole leaks. The board discussed his request to notify homeowners

that there have been 5 or 6 homes that have had pinhole leaks over the years. The board discussed all the actions that has been taken by the Metro District, as well as the discussions on pinhole leaks at the annual homeowners meetings held by the Homeowners Association. Chip said that Trish Harris will volunteer to draft a brief statement for the District.

Executive Session. The Board voted to go into executive session according to §14-6-402(4)(d), C.R.S. (RC/JJ, 5-0).

Property Insurance Review. Tom summarized his efforts to estimate the cost of building the water treatment plant building to compare to the rebuild amount determined by the inspection and valuation by the Colorado Special District Insurance Pool. Tom said he discovered records indicating that the water treatment plant built in 2012 cost about \$700,000, but that it was difficult to discern if these costs included structures and equipment located outside of the building envelope. Chip asked if there was a construction cost rider to cover increases in construction costs. The board asked how much it would cost to increase the insured amount to \$750,000. Tom suggested that we have an insurance representative attend the next meeting to explain what the insurance covers and be able to answer insurance related questions. The board agreed and Tom said he would reach out to have a representative attend the next board meeting.

2021 Projects. Columbine Hills is scheduled to replace approximately 2000 feet of the lower section of Hamilton Creek Road. Construction is to begin prior to July 1st. Tom will contact Civil Insight to discuss having additional road sections replaced as a part of the project this summer. The board said there is a pothole forming on Hamilton Creek Road and Spinning Leaf Trail, Tom said he would look into getting a temporary patch until a permanent patch could be placed in the summer.

Tom said he has been monitoring the evolving TENORM regulations and the proposed regulations will go into effect in summer of 2022. Bob B asked Tom to have the material that has accumulated in the backwash holding tanks hauled away to an appropriate disposal facility.

530 Lakeview Circle Utility Easement. Tom and Bob B provided some background regarding a utility easement on a private lot at 530 Lakeview Circle. The previous owner had allowed for a utility easement on the lot, but draft designs put the building well within the easement. Tom said he has no records of any utility easements on Lakeview Circle located on open space owned by the Hamilton Creek Homeowners Association, and didn't require one from Xcel in 2018 when the cable was moved to the easement on 530 Lakeview Circle.

New Construction Projects. Bob B reviewed new construction projects on Hamilton Creek Road and Heathers Way.

NEW BUSINESS

Bob B said he spoke with the owners at the end of Timberwolf Trail regarding cost sharing to pave the dirt portion of Timberwolf Trail, and that they had both agreed to pay \$2,000 each towards paving. Tom said he would try and get estimates for the work, and see if Columbine Hills would include it in their project this summer.

Bob B said he had told the HOA that the Metro District determined it was a Homeowners Association issue to determine if a stop sign was going to be added at the intersection of Lakeview Circle and Hamilton Creek Road. Chuck Perry said he would reach out to owners on Lakeview Circle for their opinion on the stop sign.

The meeting was adjourned by Bob B at 5:11 pm.

Respectfully submitted by:

Tom Oberheide