



# COLUMBINE LAKE WATER DISTRICT



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## AGENDA

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REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS  
HELD AT 1111 GCR 48/GOLF COURSE RD OR **REMOTELY**  
COLUMBINE LAKE WATER DISTRICT  
MONDAY, JUNE 16, 2025 – 3:00 PM

***\*Join the meeting from your computer, tablet or smartphone at  
<https://global.gotomeeting.com/join/523046045>  
or dial in using your phone at 1 (866) 899-4679 Access Code: 523-046-045***

1. Call to Order
  - a. Motion to excuse President Geoff Garner
2. Introduction of Public present
3. Acceptance of Minutes: May 19, 2025 meeting minutes
4. Matters Before the Board:
  - a. Consideration of appointment for board vacancy: Bryan Scott Hochhalter
  - b. Consideration of suspension of user fees due to catastrophic event: 467 Kinnikinnick Rd
5. Public Comment:

*This time is reserved for members of the public to make a presentation to the Board on items or issues that are not scheduled on the Agenda. Each member will be given three minutes time. The Board will not discuss/debate those items, nor will the Board make any decisions on items presented during this time. Rather, the Board will refer the items to staff for follow-up.*
6. Financial Reports:
  - a. Motion to approve the checklist for May 2025
  - b. Motion to approve the financial statements for May 2025
7. Superintendent Report: Water Usage Report for March and April 2025
8. District Manager Report
  - a. Schedule tour of facilities

**NOTE: AGENDA SUBJECT TO CHANGE**



# COLUMBINE LAKE WATER DISTRICT



## RECORD OF PROCEEDINGS

### REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS COLUMBINE LAKE WATER DISTRICT MONDAY, MAY 19, 2025 3:00 PM

#### 1. **CALL TO ORDER**

A regular meeting of the Board of Directors of the Columbine Lake Water District was called to order by Director Geoff Garner at 3:00 p.m. The meeting was held at the Administration Building, 1111 GCR 48, Grand Lake, CO 80447, and also remotely.

Directors Present: Geoff Garner - President  
Scott Walter – Vice President  
Janna Sampson – Secretary/Treasurer  
Paul Johnson – Director

Staff Present: Katie Nicholls – District Manager  
Mike Gibboni – Superintendent

#### 2. **INTRODUCTION OF PUBLIC PRESENT**

Ken Lund congratulated the Board on being elected. He stated that they were in good hands, noting the various accomplishments of the Staff. He encouraged the Board to listen and show respect and concluded by stating that they should reach out to the old board with any questions.

#### 3. **ACCEPTANCE OF MINUTES**

By **MOTION**, second, and unanimous vote the March 17, 2025 meeting minutes were approved as presented.

#### 4. **MATTERS BEFORE THE BOARD**

##### **a. Appointment of Officers: President, Vice President, and Secretary/Treasurer**

By **MOTION**, second, and unanimous vote the Board appointed Geoff Garner as President.

By **MOTION**, second, and unanimous vote the Board appointed Scott Walter as Vice President.

By **MOTION**, second, and unanimous vote the Board appointed Janna Sampson as Secretary/Treasurer.

##### **b. Consideration of appointment process for the vacancy from Phillip Goes' passing**

District Manager Nicholls explained the appointment process to the Board. After a brief discussion the Board directed Staff to put out notices for the vacancy to be filled by appointment.

##### **c. Motion to remove Michael Golden, Sharon Illsley, Kenneth Lund, and Phillip Goes and add Paul Johnson, Janna Sampson, and Scott John Walter to the checking and money market accounts held at United Business Bank**

By **MOTION**, second, and unanimous vote the Board removed Michael Golden, Sharon Illsley, Kenneth Lund, and Phillip Goes and added Paul Johnson, Janna Sampson, and Scott John Walter to the checking and money market accounts held at United Business Bank.

- d. **Motion to remove Michael Golden and add the new president to the account held at ColoTrust**  
By **MOTION**, second and unanimous vote the Board removed Michael Golden and add President Geoff Garner to the ColoTrust account.

5. **PUBLIC COMMENT**

None.

6. **FINANCIAL REPORTS**

By **MOTION**, second, and unanimous vote the checklists for March and April 2025 were approved as presented. By **MOTION**, second, and unanimous vote, the financial documents for March and April 2025 were approved as presented.

7. **SUPERINTENDENT REPORT**

Superintendent Mike Gibboni presented the water usage report. He noted that there were two leaks in April. A brief discussion ensued regarding the material of main lines, why leaks and breaks occur, fluoride, and the inspection of the springhouse tank and needed sediment removal. The Board stated their desire to have a tour of the system, but they want to wait until the new board member is appointed.

8. **DISTRICT MANAGER REPORT**

District Manager Katie Nicholls had nothing else to report. A brief discussion ensued regarding the Harbison Ditch and water ownership, coordination and separation needs with the HOA, and the Special District Association's Regional Workshop in June.

With no further business before the Board the meeting was adjourned at 3:41 p.m.

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Katie Nicholls, Recording Secretary

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Janna Sampson, Secretary/Treasurer



# BRYAN SCOTT HOCHHALTER

PO Box 1790, Grand Lake, Colorado | 803-760-5090 | bnkhoch@gmail.com

May 20, 2025

Katie  
Three Lakes Water & Sanitation  
1111 County Road 48  
Grand Lake, Colorado 80447

Dear Katie:

I am interested in filling the vacant position on the Board of Directors of Columbine Lake Water District. My wife and I have owned a cabin in Columbine Lake for the past four years and I am a registered Colorado voter and a permanent resident of the Grand Lake community. I am extremely grateful to call Grand Lake home and to have enjoyed the outstanding water quality at Columbine Lake since my in-laws purchased their cabin in 1990. It is my hope to bring 35 years of local history to the board and to continue to help make decisions that keep the water quality at the highest level for the Columbine Lake Water District customers.

Sincerely,

*Bryan Scott Hochhalter*

9:53 AM

06/09/25

**Columbine Lake Water District**  
**Check Detail**  
**May 2025**

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Deposit		05/12/2025			1005A · Operating		0.00
TOTAL						0.00	0.00
Bill Pmt -Check	ACG	05/07/2025	XCEL ENERGY		1005A · Operating		-62.38
Bill		05/01/2025			5197 · Utilities	-62.38	62.38
TOTAL						-62.38	62.38
Bill Pmt -Check	6421	05/30/2025	Three Lakes Water & Sanitation District		1005A · Operating		-8,056.01
Bill		06/03/2025			5072 · Three Lakes Admin Contract	-2,972.00	2,972.00
					5182 · Three Lakes Operation Contract	-3,253.00	3,253.00
					5182 · Three Lakes Operation Contract	-148.00	148.00
					5042 · Election Expense	-1,085.00	1,085.00
					5042 · Election Expense	-345.74	345.74
					5199 · Water Testing	-35.00	35.00
					5062 · Printing & Publications	-0.43	0.43
					5062 · Printing & Publications	-5.28	5.28
					5060 · Postage/Box Rent	-4.14	4.14
					5056 · Mileage Reimbursement to TLWSD	-51.80	51.80
					5075 · Telephone	-98.90	98.90
					5075 · Telephone	-56.72	56.72
TOTAL						-8,056.01	8,056.01

# Columbine Lake Water District

## Profit & Loss Budget Performance

### May 2025

	<u>May 25</u>	<u>Jan - May 25</u>	<u>% of Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4005 · Water Use Fees	19.10	144,183.37	49.92%	288,848.00
4007 · Late Payment Penalties	13.74	285.81	11.43%	2,500.00
4010 · Connection Permits/Inspections	0.00	50.00	100.0%	50.00
4020 · Tap Fees	0.00	5,000.00	100.0%	5,000.00
4300 · Interest Earned	3,282.58	16,252.90	30.1%	54,000.00
4900 · Miscellaneous Revenue	0.00	0.00	0.0%	400.00
<b>Total Income</b>	<u>3,315.42</u>	<u>165,772.08</u>	<u>47.26%</u>	<u>350,798.00</u>
<b>Gross Profit</b>	3,315.42	165,772.08	47.26%	350,798.00
<b>Expense</b>				
5025 · Bank Service Charges	0.00	30.00		
5037 · Directors Fees and Expenses	160.00	1,774.72	25.35%	7,000.00
5038 · Social Security Tax	0.00	55.80	12.86%	434.00
5039 · Medicare Tax	0.00	13.05	12.79%	102.00
5040 · Dues/Seminars/Schooling	0.00	0.00	0.0%	5,440.00
5042 · Election Expense	0.00	0.00	0.0%	5,000.00
5047 · Business Insurance	0.00	0.00	0.0%	7,982.00
5055 · Miscellaneous	0.00	0.00	0.0%	100.00
5056 · Mileage Reimbursement to TLWSD	24.12	138.92	39.69%	350.00
5060 · Postage/Box Rent	83.49	208.33	41.67%	500.00
5061 · Office Supplies	0.00	0.00	0.0%	300.00
5062 · Printing & Publications	58.00	146.28	29.26%	500.00
5065 · Professional Fees-Audit	3,200.00	3,200.00	100.0%	3,200.00
5067 · Professional Fees-Legal	361.60	493.00	1.41%	35,000.00
5072 · Three Lakes Admin Contract	2,972.00	11,888.00	32.16%	36,964.00
5075 · Telephone	156.62	626.48	29.48%	2,125.00
5085 · Interest Expense-CWRPDA	0.00	4,031.63		
5136 · OP-Dues/Training/Publications	0.00	0.00	0.0%	300.00
5138 · Engineering	0.00	0.00	0.0%	3,000.00
5152 · Miscellaneous - Operations	0.00	51.14	20.46%	250.00
5182 · Three Lakes Operation Contract	3,401.00	13,456.00	30.71%	43,812.00

# Columbine Lake Water District

## Profit & Loss Budget Performance

May 2025

	May 25	Jan - May 25	% of Budget	Annual Budget
5183 · Water Treatment	0.00	1,375.05	41.67%	3,300.00
5190 · System Repair & Maintenance	10,130.40	37,985.00	94.96%	40,000.00
5193 · Water Plant Repair & Maint	0.00	2,250.00		
5197 · Utilities	590.37	3,969.37	56.71%	7,000.00
5198 · Water Lease	0.00	850.00	100.0%	850.00
5199 · Water Testing	35.00	140.00	3.5%	4,000.00
6560 · Payroll Expenses	0.00	0.00		
<b>Total Expense</b>	<b>21,172.60</b>	<b>82,682.77</b>	<b>39.85%</b>	<b>207,509.00</b>
<b>Net Ordinary Income</b>	<b>-17,857.18</b>	<b>83,089.31</b>	<b>57.99%</b>	<b>143,289.00</b>
<b>Other Income/Expense</b>				
<b>Other Expense</b>				
6200 · Loan Principal Payments	0.00	0.00	0.0%	42,760.00
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>	<b>42,760.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>	<b>-42,760.00</b>
<b>Net Income</b>	<b>-17,857.18</b>	<b>83,089.31</b>	<b>82.65%</b>	<b>100,529.00</b>

9:57 AM

06/09/25

Accrual Basis

# Columbine Lake Water District

## Balance Sheet Prev Year Comparison

As of May 31, 2025

	May 31, 25	May 31, 24	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
1000 · ColoTrust Main Account	672,976.23	641,133.16	31,843.07	5.0%
1004 · Petty Cash	100.00	100.00	0.00	0.0%
1005 · United Business Bank Cash				
1005A · Operating	51,123.25	101,302.10	-50,178.85	-49.5%
1005 · United Business Bank Cash - Other	-3,766.20	0.00	-3,766.20	-100.0%
<b>Total 1005 · United Business Bank Cash</b>	<b>47,357.05</b>	<b>101,302.10</b>	<b>-53,945.05</b>	<b>-53.3%</b>
1007 · United Business Bank- Money Mkt				
1007A · Emergency Pool Fund	80,943.00	80,943.00	0.00	0.0%
1007 · United Business Bank- Money Mkt - Other	149,929.05	165,013.76	-15,084.71	-9.1%
<b>Total 1007 · United Business Bank- Money Mkt</b>	<b>230,872.05</b>	<b>245,956.76</b>	<b>-15,084.71</b>	<b>-6.1%</b>
<b>Total Checking/Savings</b>	<b>951,305.33</b>	<b>988,492.02</b>	<b>-37,186.69</b>	<b>-3.8%</b>
<b>Accounts Receivable</b>				
<b>A · Accounts Recievable</b>				
1030 · Accounts Receivable-User Fees	18,442.95	12,062.92	6,380.03	52.9%
1040 · Accounts Receivable-Emerg. Pool	-551.54	-551.54	0.00	0.0%
<b>A · Accounts Recievable - Other</b>	<b>-723.46</b>	<b>-1,006.12</b>	<b>282.66</b>	<b>28.1%</b>
<b>Total A · Accounts Recievable</b>	<b>17,167.95</b>	<b>10,505.26</b>	<b>6,662.69</b>	<b>63.4%</b>
<b>Total Accounts Receivable</b>	<b>17,167.95</b>	<b>10,505.26</b>	<b>6,662.69</b>	<b>63.4%</b>
<b>Other Current Assets</b>				
1070 · Prepaid Insurance	7,365.00	0.00	7,365.00	100.0%
<b>Total Other Current Assets</b>	<b>7,365.00</b>	<b>0.00</b>	<b>7,365.00</b>	<b>100.0%</b>
<b>Total Current Assets</b>	<b>975,838.28</b>	<b>998,997.28</b>	<b>-23,159.00</b>	<b>-2.3%</b>
<b>Fixed Assets</b>				
1310 · Easements & Rights	4,375.24	4,375.24	0.00	0.0%
1340 · Water System in Service	3,005,924.98	3,005,924.98	0.00	0.0%
1341 · A/D-Water System	-1,953,460.89	-1,863,369.48	-90,091.41	-4.8%
<b>Total Fixed Assets</b>	<b>1,056,839.33</b>	<b>1,146,930.74</b>	<b>-90,091.41</b>	<b>-7.9%</b>
<b>TOTAL ASSETS</b>	<b>2,032,677.61</b>	<b>2,145,928.02</b>	<b>-113,250.41</b>	<b>-5.3%</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				



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06/09/25

Accrual Basis

**Columbine Lake Water District**  
**Balance Sheet Prev Year Comparison**  
**As of May 31, 2025**

	May 31, 25	May 31, 24	\$ Change	% Change
2005 · Accounts Payable-Trade	13,054.21	1,328.16	11,726.05	882.9%
Total Accounts Payable	13,054.21	1,328.16	11,726.05	882.9%
Other Current Liabilities				
2100 · Payroll Liabilities	137.70	397.80	-260.10	-65.4%
Total Other Current Liabilities	137.70	397.80	-260.10	-65.4%
Total Current Liabilities	13,191.91	1,725.96	11,465.95	664.3%
Long Term Liabilities				
2505 · CWRPDA LOAN PAYABLE	385,815.72	420,340.21	-34,524.49	-8.2%
Total Long Term Liabilities	385,815.72	420,340.21	-34,524.49	-8.2%
Total Liabilities	399,007.63	422,066.17	-23,058.54	-5.5%
Equity				
3112 · Undesignated	840,996.73	772,369.06	68,627.67	8.9%
3113 · Net Investment - Capital Assets	709,583.94	709,583.94	0.00	0.0%
Net Income	83,089.31	241,908.85	-158,819.54	-65.7%
Total Equity	1,633,669.98	1,723,861.85	-90,191.87	-5.2%
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,032,677.61</b>	<b>2,145,928.02</b>	<b>-113,250.41</b>	<b>-5.3%</b>

**Columbine Lake Water District**  
**Statement of Revenues & Expenses-Cash Basis**  
**May 2025**

	<u>May 25</u>	<u>Jan - May 25</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
4005 · Water Use Fees	13,115.85	108,780.72
4006 · Emergency Pool	0.00	64.88
4007 · Late Payment Penalties	77.06	541.87
4010 · Connection Permits/Inspections	0.00	50.00
4020 · Tap Fees	0.00	5,000.00
4300 · Interest Earned	3,282.58	16,252.90
<b>Total Income</b>	<u>16,475.49</u>	<u>130,690.37</u>
<b>Gross Profit</b>	16,475.49	130,690.37
<b>Expense</b>		
5025 · Bank Service Charges	0.00	30.00
5037 · Directors Fees and Expenses	0.00	1,614.72
5038 · Social Security Tax	0.00	55.80
5039 · Medicare Tax	0.00	13.05
5042 · Election Expense	0.00	55.00
5047 · Business Insurance	0.00	0.00
5056 · Mileage Reimbursement to TLWSD	0.00	177.80
5060 · Postage/Box Rent	0.00	130.36
5062 · Printing & Publications	0.00	106.73
5067 · Professional Fees-Legal	0.00	708.40
5072 · Three Lakes Admin Contract	0.00	11,888.00
5075 · Telephone	0.00	628.48
5085 · Interest Expense-CWRPDA	0.00	4,031.63
5152 · Miscellaneous - Operations	0.00	51.14
5182 · Three Lakes Operation Contract	0.00	13,456.00
5183 · Water Treatment	0.00	1,375.05
5190 · System Repair & Maintenance	0.00	27,854.60
5193 · Water Plant Repair & Maint	0.00	2,250.00
5197 · Utilities	62.38	3,411.38
5198 · Water Lease	0.00	850.00
5199 · Water Testing	0.00	140.00
6560 · Payroll Expenses	0.00	0.00
<b>Total Expense</b>	<u>62.38</u>	<u>68,828.14</u>
<b>Net Ordinary Income</b>	<u>16,413.11</u>	<u>61,862.23</u>
<b>Net Income</b>	<u><u>16,413.11</u></u>	<u><u>61,862.23</u></u>

# COLUMBINE WATER DISTRICT

## MONTHLY WATER USAGE

MONTH	Current year		Prev. Year	Yearly	Yearly
	TOTAL	Daily Avg.	TOTAL	%+or-	COMPARISON
Jun-24	1,277,820	42,594	1,369,800	-7	-91980
Jul-24	1,765,388	56,948	1,815,887	-3	-50499
Aug-24	1,217,742	39,282	1,226,572	-1	-8830
Sep-24	1,032,270	34,409	919,941	12	112329
Oct-24	645,623	20,826	637,391	1	8232
Nov-24	2,136,270	71,209	638,884	234	1497386
Dec-24	3,407,405	109,916	994,457	243	2412948
Jan-25	3,706,835	119,575	947,846	291	2758989
Feb-25	1,769,348	63,191	1,030,385	72	738963
Mar-25	1,390,174	44,844	1,355,289	3	34885
Apr-25	1,232,301	41,076	1,141,020	8	91281
May-25	765,204	24,684	778,799	-2	-13595
YTD TOTAL	<u>20,346,380</u>		<u>12,856,271</u>	58	<u>7,490,109</u>