



COLUMBINE LAKE WATER DISTRICT



RECORD OF PROCEEDINGS

REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS COLUMBINE LAKE WATER DISTRICT MONDAY, NOVEMBER 17, 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 President 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
 Bryan Hochhalter – Director

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

2. INTRODUCTION OF PUBLIC PRESENT

None.

3. ACCEPTANCE OF MINUTES

By **MOTION**, second, and unanimous vote the October 20, 2025 meeting minutes were approved as presented.

4. MATTERS BEFORE THE BOARD

a. PUBLIC HEARING: 2026 Proposed Budget

President Garner opened the public hearing. District Manager Nicholls reviewed the proposed budget noting that numbers will not match the financial statements as adjustments were made that will be made by the accountant and auditor. A brief discussion ensued regarding the budget with notations made that the budget is fiscally responsible. Director Hochhalter stated that a constituent inquired about continuing rising rates, a brief discussion ensued regarding the state of the system and future needs. District Manager Nicholls concluded by explaining the Emergency Pool Fund. There being no further questions from the Board and no public present President Garner closed the public hearing.

b. Discussion: Newsletter

The Board reviewed a proposed customer newsletter created by Director Johnson. A lengthy discussion ensued with edits, discussions on purpose and goals on content, and how to get it out to the public. The Board directed Director Johnson to get his edited newsletter to District Manager Nicholls for review and distribution to the Board for consensus and circulation to the constituents through the HOA.

5. PUBLIC COMMENT

None.

6. **FINANCIAL REPORTS**

By **MOTION**, second, and unanimous vote the checklist for October 2025 were approved as presented. By **MOTION**, second, and unanimous vote, the financial documents for October 2025 were approved as presented.

7. **SUPERINTENDENT REPORT**

Superintendent Mike Gibboni presented the water usage report. He noted that a water leak was found in front of Secretary/Treasurer Sampson's home on Sunday, the leak was repaired by lunch on Monday and had minimal disruptions. He also noted that there was a piping failure at the spring house, which they are waiting for parts to repair. The Board noted they would like a formal annual report on breaks each January.

8. **DISTRICT MANAGER REPORT**

District Manager Nicholls stated the budget would be approved at the next meeting.

Secretary/Treasurer Sampson requested an agenda item "Matters brought forth by Board members" be added to the agenda. She then reviewed water testing completed by the HOA due to issues at the HOA pool. She noted that the water main and filter strainer were tested with significantly different results. The water main came up with everything well below required limits and the issue is on the service line side.

With no further business before the Board the meeting was adjourned at 4:12 p.m.



Katie Nicholls, Recording Secretary



Janna Sampson (Dec 15, 2025 16:30:53 MST)

Janna Sampson, Secretary/Treasurer









November 2025 Minutes

Final Audit Report

2025-12-15

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