



COLUMBINE LAKE WATER DISTRICT



RECORD OF PROCEEDINGS

REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS COLUMBINE LAKE WATER DISTRICT MONDAY, SEPTEMBER 15, 2025 2:30 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 2:37 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

Mary Johnson.

3. ACCEPTANCE OF MINUTES

By **MOTION**, second, and unanimous vote the July 21, 2025 meeting minutes were approved as presented.

4. MATTERS BEFORE THE BOARD

a. PUBLIC HEARING: to receive public comment on a proposed increase in the quarterly user fees to be paid effective January 1, 2026

President Garner opened the public hearing there being no public comment he immediately closed the public hearing.

b. Resolution 2025-9-1; a resolution setting water service user fees

Director Johnson questioned how the increase was noticed. District Manager Nicholls explained the requirements and noted all were met. A discussion ensued regarding notice requirements and if additional requirements should be added. By consensus of the Board it was agreed the notice requirement were appropriate and in line with other special districts. By **MOTION**, second, and unanimous vote the Board approved Resolution 2025-9-1; a resolution setting water service user fees.

c. Consideration of engagement of Timothy Day CPA for 2025 financials accounting services

Following a brief discussion regarding accounting verses auditing services, by **MOTION**, second, and unanimous vote the Board engaged Timothy Day CPA for 2025 financial accounting services.

d. Motion to appoint District Manager Katie Nicholls as Budget Officer

By **MOTION**, second, and unanimous vote the Board appointed District Manager Katie Nicholls as Budget Officer.

e. Motion to appoint District Manager Katie Nicholls as Recording Secretary

By **MOTION**, second, and unanimous vote the Board appointed District Manager Katie Nicholls as Recording Secretary.

5. PUBLIC COMMENT

None.

6. FINANCIAL REPORTS

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

7. SUPERINTENDENT REPORT

Superintendent Mike Gibboni presented the water usage report. He noted that summer testing has been completed.

8. DISTRICT MANAGER REPORT

District Manager Nicholls stated fourth quarter billing will go out October 1, 2025, and the Board should work on whatever plan they were intending to help with the mass call influx from residents. A lengthy discussion ensued with Vice President Walter and Secretary/Treasurer Sampson volunteering to spearhead the issue.

With no further business before the Board the meeting was adjourned at 3:25 p.m.



Katie Nicholls, Recording Secretary



Janna Sampson (Oct 21, 2025 08:12:39 MDT)

Janna Sampson, Secretary/Treasurer

September 2025 Minutes

Final Audit Report

2025-10-21

Created:	2025-10-21
By:	Katie Nicholls (katie@threelakesws.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAN1csYBZ1xHxQ5e7Qd4poWlb73-bRGtkZ

"September 2025 Minutes" History

-  Document created by Katie Nicholls (katie@threelakesws.com)
2025-10-21 - 1:59:57 PM GMT
-  Document emailed to Janna Sampson (jlsclwd@gmail.com) for signature
2025-10-21 - 2:00:01 PM GMT
-  Document emailed to Katie Nicholls (katie@threelakesws.com) for signature
2025-10-21 - 2:00:01 PM GMT
-  Email viewed by Katie Nicholls (katie@threelakesws.com)
2025-10-21 - 2:02:04 PM GMT
-  Document e-signed by Katie Nicholls (katie@threelakesws.com)
Signature Date: 2025-10-21 - 2:02:26 PM GMT - Time Source: server
-  Email viewed by Janna Sampson (jlsclwd@gmail.com)
2025-10-21 - 2:06:50 PM GMT
-  Document e-signed by Janna Sampson (jlsclwd@gmail.com)
Signature Date: 2025-10-21 - 2:12:39 PM GMT - Time Source: server
-  Agreement completed.
2025-10-21 - 2:12:39 PM GMT