

RECORD OF PROCEEDINGS

MINUTES OF REGULAR MEETING OF THE BOARD OF DIRECTORS COLUMBINE LAKE WATER DISTRICT

HELD

Monday January 17th, 2022
3:00 p.m. at the Administration Building
1111 County Road 48
Grand Lake, CO 80447

ATTENDANCE:

A regular meeting of the Board of Directors of the Columbine Lake Water District was held as shown above, and in accordance with the applicable Statutes of the State of Colorado. The following Directors were present and acting:

James Kroepfl-President
Mike Golden-Vice President
Charlene Penson-Director
Philip Goes-Director
Mark Trumbo-Treasurer

Staff: District Manager Katie Nicholls, Superintendent Mike Gibboni and District Bookkeeper Tara Knutson.

Public: Geoff Schaney (representing the Columbine Lake HOA)

CALL TO ORDER:

President James Kroepfl called the meeting to order at 3:02 p.m.

PUBLIC COMMENT:

Geoff Schaney attended the Board meeting to ask who is responsible for clearing the fire hydrants in Columbine Lake Subdivision. The HOA has done some research of their own, but they have not found any paperwork that clearly states who is actually responsible. He stated that he had spoken to Ken Lund who said it was always Three Lakes Water & Sanitation's responsibility and also to another previous manager of Columbine Lake who stated that he used to do it himself. Mike Gibboni stated that the Columbine Lake HOA has taken care of the snow removal for the past several years. Katie confirmed that there was no written agreement regarding snow removal around the hydrants. She noted that her research showed that typically the person who owns the property where the fire hydrant sits would be responsible for clearing them, but it can vary. She went on to explain that Three Lakes Water & Sanitation is also short staffed, like their HOA is, and it would be next to impossible for the staff at Three Lakes to be able to clear the fire hydrants in Columbine Lake Subdivision after every time it snows in addition to everything else that they already have to do. There was a lengthy discussion about who's liable, the snow removal process, the equipment that they would need to do it, who will be able to do it, and at what cost to the HOA and Columbine Lake Water District. The Columbine Lake Water District owns the fire hydrants and the Columbine Lake HOA owns the land that they sit on. The Board agreed that snow removal should be the responsibility of the HOA as they control the snow removal on their roads, which impacts the fire hydrant access. Mike agreed to try to help them out this week to get things cleaned up, but the HOA would need to continue to clean them up going

forward. It was suggested that Geoff meet with his board and consider hiring a third party to clear the hydrants in the future. The Board further stated that if the board for the HOA wanted further discussion regarding this matter, they would consider any proposals at the next meeting.

MINUTES:

By **MOTION** and second, and all in favor, the Board approved the minutes from the December 13th, 2021 as presented.

MATTERS BEFORE THE BOARD:

a. Resolution No. 2022-1-1: a Resolution designating public notice places

By **MOTION** and second, and all in favor, the Board adopted Resolution No. 2022-1-1 a Resolution designating public notice places.

b. Resolution No. 2022-1-2: a Resolution calling a Regular District Election

By **MOTION** and second, and all in favor, the Board adopted Resolution No. 2022-2-1 a Resolution calling a Regular District Election.

c. Consideration to engage services with the Whitmer Law Firm, LLC

Katie suggested considering using Moses Wittenmyer which is who Three Lakes Water & Sanitation uses for some of their general counsel and water their rights. The Board agreed to explore this option.

d. Consideration to change/cancel the February 2022 meeting

The Board agreed to cancel the meeting in February unless something comes up.

FINANCIAL STATEMENTS:

By **MOTION** and second, and all in favor, the Board approved the checklist for December 2021 as presented.

By **MOTION** and second, and all in favor, the Board approved the financial documents for December 2021.

SUPERINTENDENT REPORT:

Superintendent Mike Gibboni stated that everything is working as it should. He is working on correcting the spreadsheet for the water report and stated that the current year on the report is accurate. He will help with snow removal this week in Columbine Lake Subdivision since it's not supposed to snow, they should have some time. There was more discussion about the generator. Mike will send James an email to take a look at the generator before ordering it.

DISTRICT MANAGER REPORT:

Katie stated that the election is coming up and we will be able to cancel it on March 1st barring any extra property owners applying. The District is looking good and there are no concerns at this time.

There being no further business to be brought before the Board, by **MOTION** and second, the meeting was adjourned at 4:32 p.m.

Next Board meeting will be **March 21st, 2022.**



Jessica Selvog, Recording District Secretary



Mark Trumbo, Secretary/Treasurer