

**Minutes of the Timbers Water & Sanitation District Board Meeting**  
**Zoom Remote Meeting**  
**July 8, 2024**

**Members Present:** The following Directors were present and acting:

- Ms. Jodi Lightfoot, Vice President
- Mr. Larry Ioffredo
- Mr. Gary Osteen
- Mrs. Erica Fisher (absent)
- Mr. Mike Lomas, Chairman and President

Managers:

- Kasey O'Halloran

**Call to Order:** The Regular Meeting of the Board of Directors of Timbers Water & Sanitation District was called to order by President Lomas on July 8, 2024, at 6:05 pm, noting a quorum was present.

**Consent Agenda:** The Board reviewed the regular meeting minutes from June 2024. The financial statements and the AR report were reviewed from June 2024. Upon motion duly made by Mr. Ioffredo and seconded by Mr. Osteen it was  
**RESOLVED** to approve the consent agenda.

**Invoices:** Invoices for June 2024 were reviewed and approved for payment; Upon motion duly made by Mr. Osteen and seconded by Mr. Ioffredo, it was  
**RESOLVED** to approve payment of the open invoices.

**Transfer of funds from TWSD to TWSWA Enterprise:**  
\$5000 transfer granted.

**Manager's Updates:** John Fitzgerald did not provide a report prior to this meeting. John has been working with CDC and SCG to continue to figure out how to get the WWTP back in line with appropriate testing results.

*Tim Gibbons - The treatment plant is now back to normal. Because of the large amount of rainfall and runoff, there has been a large amount of turbidity (color in the water) that has been flowing through the system. As a result, there may be some residual turbidity in the tank, however the issue has been resolved for all water now entering the tank and all turbidity will soon be fully cycled out of the system. We are using the typical number of filter bags used during the runoff season. There are a lot less bags used outside of peak runoff. I just order the filters and billing goes to Kasey. Kasey should know how much a case of filters cost. I do agree that someone painted the fire hydrant and took the bag off. As we were talking the other day you mentioned that you were going to consult with the fire department on the issue. If you would rather me reach out to the fire department, please let me know. We are using a significant amount of water compared to last year (around 45k gal/day). Some of that is due to catching up from the low tank. I would estimate we are actually using around 35k-40k gal/day. If you would like to discuss implementing a watering restriction similar to the City of Steamboat we can talk further.*

**New Business:** Tap Fees – Mr. Lomas brought the tap fee discussion back to the Board. The Rules and Regulations clearly state that the Tap Fees are \$1500 per water and sewer tap. However, the Board has always been under the impression that tap fees are to be waived for anyone building in this District. This is due to payments made by the developer back in the 1970s. However, no documentation is in the Board's possession to

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confirm this assumption. Mr. Lomas stated that since a tap fee has never been assessed, he doesn't believe it should be assessed going forward. The Tap Permit was discussed amongst the Board. Mr. Lomas will continue to work to find the best path forward to assure when the Contractors have to tap into the main line, their time is covered by the new homeowner and not the District.

**Old Business:** Fire Hydrants- The bag on a fire hydrant near the Timber's Condo has been removed and the fire hydrant was painted by an unknown source. Mr. Lomas has reached out to Doug Schaffer at the Steamboat Springs Fire Dept. to determine what the best step forward will be for the Condos and that Fire Hydrant. This topic has been researched in the past by CDC so Mr. Lomas has reached out to Mary to see if she has a direction she would recommend.

Zirkel Wireless – Timbers Preserve does need Zirkel Wireless on the Water Tower so Mr. Lomas does not want to create an ultimatum to get the new contract with Alan Belvo. Mr. Lomas will continue to try to get a new agreement worked up to increase the rent and get the electric paid for at the Water Tower.

Website – The new website is up to date and in compliance with all new Colorado laws.

Reserve Investments – Mr. Ioffredo will continue to work to set up an investment account that will offer a higher return than the District is currently getting at the Bank of the San Juans.

Legal Team/EDU Review – Mrs. Fisher and Ms. Lightfoot met with Steve Jeffers, a water rights attorney. They liked him and would like to pursue the option of bring his firm on as the District's new legal team. Another person in this firm would be the attorney to update the rules and regulations. The Board would like to know what his hourly fees will be. Ms. Lightfoot will follow up to find out what the next step is in moving this processing forward.

Lot 1 Easement – The Board has decided to drop the contingency of the Dam easement. A new easement, which is already in place, will adjust the building envelope for Lot 1. Ms. Lightfoot will reach out to Melinda to confirm it has been signed and is completed.

Water Meters – Mr. Ioffredo will continue to research more details and will report back to the Board once he has more information.

Dam – Tabled until a legal team is brought on.

Fire Mitigation– Tori Cook, a resident in the Timber's Condo is circulating an email to get residents set up with a Wildfire Prevention/Chipper program.

With business concluded and upon motion duly and unanimously approved, it was **RESOLVED** to adjourn the regular meeting the Timbers Water & Sanitation District Board of Directors at 7:17 pm, this 8<sup>th</sup> day of July 2024.

Respectfully submitted, Kasey O'Halloran  
District Manager, Timbers Water and Sanitation District