

Minutes of the Timbers Water & Sanitation District Board Meeting
Zoom Remote Meeting
August 12, 2024

Members Present: The following Directors were present and acting:

- Ms. Jodi Lightfoot, Vice President
- Mr. Larry Ioffredo
- Mr. Gary Osteen
- Mrs. Erica Fisher
- 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 August 12, 2024, at 6:08 pm, noting a quorum was present.

Consent Agenda: The Board reviewed the regular meeting minutes from July 2024. The financial statements and the AR report were reviewed from July 2024. Upon motion duly made by Ms. Lightfoot and seconded by Mrs. Fisher it was
RESOLVED to approve the consent agenda.

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

Transfer of funds from TWSD to TWSWA Enterprise:

None needed.

Manager's Updates: John Fitzgerald - July BOD removal was 93.2%. Ammonia is still a little high. TIN results were within limits.

New Business: Water Leak Update - Report from Mike Lomas in regards to the Water Plant- Tim Gibbons and I met to discuss his interpretation of the irrigation moratorium of August 1 and 2. Throughout the month of July, we were consuming approximately 52,000 gallons daily. Our historical norm for July is approximately 25,000 gallons. On July 26, Tim discovered a leaking curb valve at the fire hydrant near the water plant facility. Native Excavating repaired the valve on Wednesday, July 31. Water flow readings immediately reduced to 30,000 gallons on Thursday and further reduced to 15,000 gallons on Friday, August 1. The request for no irrigation was Friday and Saturday. It appears that our district members respected the request as water usage remained in the 15-18,000 range. Tim compared usage in the winter when we use 10,000-11,000 gallons daily. It appears that irrigation from our members is approximately 6,000 gallons daily. Reviewing the first 12 days of August, our average consumption is 15,881 gallons. Tim feels that at a rate of 15,000 daily, we should be fine for the remaining summer. He has the gate closed on McKinnis Creek and we are capturing all flow at the present time. What we are not using, is flowing into the pond and back to McKinnis Creek.

Old Business: Fire Hydrants- Mary Andre with CDC joined the meeting. She updated the Board on the fire hydrant (FH) at the Timbers Condo. The FH is inaccessible, not in a good place and is bagged. Mary stated that it needs to be replaced. However, there is a better FH to fight a potential fire at the Timbers Condos. Doug Shaffer, Fire Chief of Steamboat Springs, has confirmed that the Fire Dept. would use this hydrant should a fire occur within one of the units. The proposed replacement for the FH would be further down the road and across

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from the Condos. The ideal distance would be about 50 feet from the structure. Due to the size of the Condo building, the new FH would need to be about 6,000 gallons per minute. This is not possible with the water system that TWSD has. So to increase the ability to fight a large structure fire, another FH should be added in addition to the replacement of the old FH. Engineering is already completed for the most part and would only take a bit more work to get it prepared for installation. Ms. Lightfoot brought up the point that if this was needed in a large structure fire, the water tank would be drained in a few minutes time. The recommendation from Doug and Mary would be an additional FH and update/replace the current FH (move it back as well). Mr. Lomas expects it would cost about \$75,000. Mr. Lomas requests that Mary Andre moves forward with getting the plans completed and the bid started. The lead time on the FH themselves will be at least a few months. This work would be expected to occur in the Spring 2025. The Board approved the movement forward.

The FH at the Fisher property that is not functional. Doug Schaffer suggested replacing the FH and moving it back further from the property. The FH needs to be positioned so it doesn't hinder the homes parking but also not obstruct any traffic coming in during a fire. This is the plan that CDC had already engineered in the past but the funding was not possible at that time. Mary did suggest that a new valve be located next to the new fire hydrant which would add to the cost.

Zirkel Wireless – Alan Belvo has offered TWSD a payment of \$500 per month and pay 80% of the utility bill that powers their antennae. The contract would start immediately. Mrs. O'Halloran will confirm the payment when it is received. The Board agreed that signing the contract at a 10 year lease would be appropriate.

Tap Fees – Tabled to next meeting.

Lot 1 – Melinda Sherman and Walter McGill has been out of office. The legal description was deemed incorrect. The current owner has been cc'd on all the emails. Ms. Lightfoot will continue with Ms. Sherman for a bit longer because it is her issue that she needs to resolve.

Reserve Investments – Mr. Ioffredo is still working on moving this along.

Legal Team/EDU Review – Mr. Ioffredo suggested a special meeting to discuss the new potential legal team in September.

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

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 7:33 pm, this 12th day of August 2024.

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